

9755-

P.D. 25/1/42

INFORMATION FROM R.C.M.P.

DATE Apr. 15/43

Cur File No. 9755

Full Name KANAMARU, Mine (Mrs. Harukichi)
(Surname in Block Letters)

Registration No. 02923

Male - Female ^V
(Check)

Age Apr. 18, 1895

Former Address 40 N. Templeton Dr., City

Date Evacuated May 24/42? Naturalized - Canadian-Born - National ^V
(Check)

Present Address c/o Mitchel Hepburn, St. Thomas, Ont.

(Widow)
Married - Single
(Check)

39 Denby St. Toronto Ont (Dec 30/42)
23 Ross St. Toronto Ontario (Dec 19/46)
2 B;

Name of Wife -----

Name of Husband Harukichi (Dec'd)

Name of Mother ----- Name of Father -----

Names of Children under 16 -----

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information

Cleaner.
address.

Owner of house & ground at above

102/9

REAL ESTATE

BUREAU POWELL STREET OFFICE OF THE CUSTODIAN JAPANESE SECTION

FILE NO.

9755

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: KANAMARU, Mine (Mrs.)

HOME ADDRESS: 40 N. Templeton Dr., Vancouver, B. C.

REGISTRATION NUMBER 02923 SEX: Female AGE: 47

OCCUPATION: Cleaner & Dressmaker doing business under name of

Templeton Cleaners & Dressmakers, 40 N. Templeton Dr., Vancouver, B. C.

(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: Self.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Harikichi (deceased)

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: Sumiye (F)

EXHIBIT No.

DATE

FILED BY

1082-3

25 May 1948

J. W. G. Kinnear

ADDRESS OF CHILDREN: 40 N. Templeton Dr., Vancouver, B. C.

AGE OF CHILDREN: 23.

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

1. LOCATION AND DESCRIPTION: (1) 40 N. Templeton Dr., Vancouver, B. C.

Lot 16, Block 21, D.L. 184, New Westminster District. Title No. unknown.

(2) --- 646 Cordova St. --- City of Vancouver, Lot 10, Block 59,

D.L. 196, Group 1, New Westminster District, Plan 196. Title No. 61999-L.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) --- 40 N. Templeton --- 1 store and

4 living rooms in rear, (brick) (20) N. Templeton (on same lot) --- 1 room store,

and 3 living rooms in rear, and also 1 wood shed. (2) --- 646 Cordova

5 room, 2 storey frame house, & 646 1/2 Cordova (on same lot) --- 5 room

3. INSURANCE (Give particulars; state where policies are) (1) --- Both bldgs. --- #20 & 40 ---

Sentinel Fire Ins. \$1,000.00. Policy No. 82544. (2) --- Both bldgs. ---

#646 & 646 1/2 Cordova --- Sentinel Fire Ins. \$2,000.00. Policy No. unknown

Both policies in owner's possession.

4. TAXES (Amount and where payable) (1) --- Both bldgs. and land --- \$97.39 per yr. pay

at City Hall, Van. B.C. (2) --- Both bldgs. & Land --- \$53.38 per yr. pay.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) paid.

none

6. OCCUPANCY AND LEASES (If vacant so state) (1) --- 40 N. Templeton --- Occupied by

owner. Leased to Mr. & Mrs. H. Wikens, Van, B.C. for 2 yrs at \$10.00 per month. Pemberton's is agt.

For Lease. Lease not drawn up yet. 20 N. Templeton --- Rented by

Miss Mabel Chow for \$23.00 per month and she will continue living there

(2) --- 646 Cordova --- Ground floor occupied by Mrs. Y. Hayashi and upstairs

rented by Mrs. H. Tanaka. When house is vacant, agent, Pemberton's,

will be in charge of rentals. 646 1/2 Cordova --- Occupied by Mrs. S. Mitsuki and when she is evacuated, Pemberton's will look after rent

the house.

- (1)--Title in ~~Marshall County~~
 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ~~Marshall~~ Land Registry Office,
 Van, B. C. (2)---Title in owner's possession.
 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: (1)---none. (2) Cordova--
 her daughter, Sumiye Kenemaru has half interest in property.
 9. IF FARM LAND STATE CROPS SOWN none

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

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

FORM "2P"

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. 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)
\$250.00 Victory Bond and 2--\$5.00 War Savings Certificates in owner's possession.8. BANK ACCOUNTS: none9. LIFE INSURANCE: none10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none

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 this 21st day of May 1942.

(Signature)

Thine KawanaraDrumhiser

Witness

FOR DEPARTMENTAL USE

PERSONAL

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

9640

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 INFORMATIONNAME: KANAMARU, SumiyeHOME ADDRESS: 40 N. Templeton Dr. Vanc'r, B.C.REGISTRATION NUMBER 11224 SEX: Female AGE: 23OCCUPATION: Clerk

(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: M. Furuya, 318 Powell St., Vanc'r, B.C.MARRIED? NonNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: None2. BUILDINGS AND OTHER IMPROVEMENTS: None3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) None

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None6. OCCUPANCY AND LEASES (If vacant so state) None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 40 N. Templeton Dr. Vanc't., B.C.

Living with family.

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

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:

1-sewing machine which if the declarant cannot

take will be left at 40 N. Templeton Dr. Vanc't., B.C.

N.B. Pemberton Realty agent for family property.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: \$1,000.00 Sun Life Assurance Co., beneficiary-
mother(Mine) Policy #2329770 in owner's possession.
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. 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 this 20th day of May 1942.

[Signature]

Witness

(Signature)

[Signature]

FOR DEPARTMENTAL USE

Name of Claimant **KANAMURA, Mine**

Case **1082**

Custodian File **9755**

<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 Total	Sale Price	Total Award 125% of all Sale Prices: % of Total		
2750	137.50 12.50									150.00
<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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										150.00

PERSONAL PROPERTY SUMMARY

File No. 9755

December 14, 1946

Re: Mine KANAMARU (Mrs. Harikichi)
Reg. No. 02923

Chattels:

No chattels were declared by the above Japanese person in her JP registration form dated May 21, 1942. However, some chattels were sold at auction in June and December, 1945, proceeds of which have been credited to Mrs. Kanamaru's account. (See Summary attached). *(See'd to suspense a/c)*

Bonds:

Mine Kanamaru declared \$250.00 Victory Bonds and two \$5.00 War Savings Certificates as being in her possession. No action regarding these bonds and certificates has been taken by the Custodian.

Specified
Articles:

No Specified Articles belonging to the above Japanese person are revealed on this file.

Life
Insurance:

Although not declared by Mine Kanamaru, from information supplied by the insurance company this file reveals that Mrs. Kanamaru holds two Mutual Life policies, numbers X05393 and X05394, each for \$1000.00. No further reference to these policies is made on file and no action regarding this insurance has been taken by the Custodian.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson
E. Robertson.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Sumiye KANAMARU
Mine KANAMARU

Reg. No. 11224
Reg. No. 02923

File 9640
File 9755.

CATALOGUE NO: 67.

PROPERTY ADDRESS: 646 - 646½ East Cordova Street, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 10, Block 59, District Lot 196, Group 1,
New Westminster District, Plan 196.

TITLE: Registered in the names of Mine KANAMARU (widow) and Sumiye KANAMARU
(Spinster) (Joint Tenants).

ENCUMBRANCE: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34983, dated 27th October 1942.

ASSESSED VALUE: Land. \$550.00
Improvements 950.00 = \$1500.00 Taxes \$53.38.

CALSSIFICATION: There are two houses built on this Lot which has an area of 25' x 122'.
The Custodian's valuator reports as follows:
Building - No. 1 - 1½ storey frame house 5 rooms and bathroom, built
on front part of Lot. Exterior need re-nailing and painting. West
Wall bulged in. Front verandah and steps and back steps dilapidated.
Interior in bad condition.
Building - No. 2 - 1½ storey frame house on concrete footing wall,
containing 4 rooms - built on rear part of Lot. Flimsy construction,
and in bad condition inside and out.
"We are of the opinion that the value of this property, in view of the
condition of the houses, is not more than \$1,000.00." "Johnson, Reeve
& Watson" "D.W. Reeve."

HISTORY OF ADMINISTRATION:

Mr. KANAMARU, husband of Mine KANAMARU, gave a signed agency agreement
to Messrs. Pemberton Realty Corporation Ltd., to act for him during
his absence, and Messrs. Pemberton's asked to be confirmed as agents
for the two above named properties by the Custodian.
The No. 1 house was rented to J. Morgan on a monthly basis, as from
August 1st, 1942, consideration \$18.00 per month payable in advance
and No. 2 was rented by Mrs. Utsuki at \$14.00 per month. As she was
a Japanese, she vacated the property on August 9th, 1942. This was
then rented to Chas. Green on a monthly basis as from August 10th, 1942
at \$14.00 per month payable in advance.
Rents collected by Pemberton Realty Corporation Ltd., on account of
the Japanese owners - \$764.00 - against which were the following
charges:-

Plumbing repairs	\$7.25
Papering	40.00
Water pipe repairs	17.35
Water rates	48.85
Fire Insurance Premium	42.40
Commission	38.20
	<u>\$194.05</u>

SOLD:

To Charles Bellina for \$1350.00 as at April 15th, 1944.
Approval of Advisory Committee April 5th, 1944.

1944.

Page 2.

Funds released to the credit of Sumiye KANAMARU and Mine KANAMARU'S joint Account as at June 9th, 1944 against which were the following charges:- Real Estate Commission \$67.50, valuation \$12.50, advertising \$4.00, registration fees \$3.50, arrears of taxes \$14.88, arrears of water rates \$1.50 = \$103.88, leaving a net credit of \$1246.12 from said transaction.

Adjustments as at April 15th, 1944 to the amount of \$9.94 being purchaser's share of Unexpired Fire Insurance Premiums.

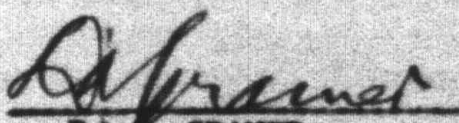
The following Fire Insurance Policy - Legal and General Assurance Society Ltd., Policy No. 12099 - \$3,000.00 - covering \$2000.00 on house No. 1, 646 East Cordova St., and \$1,000.00 on house No. 2, 646½ East Cordova St., was transferred to Charles Bellina on June 2nd, 1944.

**OLD CERTIFICATE OF TITLE
NO. 61999-L:**

Mrs. Mine KANAMARU declared on her JP form signed 21st May 1942, that the Certificate of Title to this property was in her possession. Mr. George Peters wrote to her in reference to same on April 17th, 1944 as follows:- "Kindly send either to this office or to the Land Registry Office, Vancouver, B.C., Title No. 61999-L covering this land. So far there has been no reply to this letter.

Certificate of Title No. 103062-L in the name of Charles Bellina was handed to him on 16th June 1944, and a signed receipt is on file acknowledging same.

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


D. A. CRAMER.

DAC:NL

DATED August 30th, 1946.

REAL PROPERTY SUMMARY

JAPANESE NAME: Mine (Mrs. Harukichi) KANAMARU

Reg. No. 02923

File 9755.

CATALOGUE NO: 266.

PROPERTY ADDRESS: 20 and 40 North Templeton Drive, Vancouver, B.C.

LEGAL DESCRIPTION: City of Vancouver, Lot 16, Block 21, District Lot 184, Group 1, New Westminster District, Plan 178.

TITLE: Registered in the name of Mine KANAMARU.

ENCUMBRANCE: No. 37530 H.7/1/26. 11.22. Robertson & Hackett Sawmills Limited. Mortgage for \$1200.00 due 1/12/27. Int. 10%. This mortgage was paid in full April 1929. Mine KANAMARU neglected to register the Discharge. A new release of the mortgage was obtained July 14th, 1944 and registered July 15th, 1944 under No. 109744, leaving the property free of encumbrance.

Vesting Order filed No. 34981 dated October 6th, 1942.

ASSESSED VALUES: Land \$895.00
Improvements 1950.00 - \$2845.00 Taxes \$93.49.

CLASSIFICATION: This is a 49 $\frac{1}{2}$ ' x 122' Lot on the North East corner of Templeton drive and Dundas St., upon which are built 2 - 1 storey stores. The corner one being 25' x 35'. This is divided into a store 20' x 24' and living quarters 15' x 24', at the rear is a frame addition 10' x 16' 4' x 6' on the north end contains a toilet and sink with cold water only, opening to the kitchen. The rest of the addition is used for storage. Adjoining the corner is a 1 storey frame building with stucco front and full cement basement 25' x 45'.
We quote from valuator's report: "There is a seven (7) foot head-room cement floor and walls to ground level. The basement is damp and drainage poor. There is a drum furnace and one (1) hot air pipe leads to the living quarters of the adjoining building. Some floor joists show signs of dry rot, but these have been doubled up with new joists where necessary. The living quarters consist of living-room with sliding french doors to dining-room - kitchen with enamel sink, hot and cold water, and a bed-room. There is a toilet off the kitchen. All walls are plastered and wiring good. These premises are in good condition. The roof is tar and gravel with metal copings, ALL in good condition. Store glass is not plate. A poor picket fence surrounds the balance of the Lot. In my opinion a fair valuation is \$2,600.00."

HISTORY OF ADMINISTRATION: Messrs. Pemberton Realty Corporation Limited, acting as agents for Mine KANAMARU, rented these premises No. 20 Templeton Drive to Miss M. Chow on a monthly basis, consideration \$23.00 per month payable in advance on the 11th of each and every month.
They rented premises No. 40 Templeton Drive to N. Wikene on a monthly basis, consideration \$10.00 per month payable in advance on the 1st of each and every month. Miss M. Chow vacated the premises occupied by her on May 11th, 1944, Lee Jack taking immediate possession on the same terms, and Lee Jack eventually purchased this property.

property.

Page 2.

Rents collected by Pemberton Realty Corporation on account of Mine KANAMARU and paid into this office \$802.00 against which were the following charges:-

Water rates	\$24.95	
Insurance	54.38	
Plumbing	7.50	
General repairs	13.06	
Repairs glass	2.50	
Repairs roof	4.00	
New lock	2.00	
Commission	<u>40.10</u>	= \$148.43.

SOLD:

To Lee Jack for \$2750.00 as at June 15th, 1944.
Approval of Advisory Committee May 31st, 1944.

Funds released to the credit of Mine KANAMARU as at September 6th, 1944 against which were the following charges, Real Estate commission \$137.50, valuation \$5.00, advertising \$4.00, registration fees \$3.50 legal fees \$5.00, arrears of taxes \$44.65 = \$199.65, leaving a net credit of \$2550.35 from said transaction.

Adjustments as at June 15th, 1944 to the amount of \$13.38 being purchaser's share of unexpired Fire Insurance Premiums and \$3.06 being purchaser's share of Water rates.

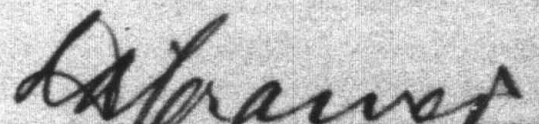
The following Fire Insurance Policy - Legal and General Assurance Society Ltd., policy No. 12274 - \$1500.00 covering the 1 storey frame building, occupied as a clothes cleaning sponging and pressing, Grocery, confectionery and dwelling, was transferred to Lee Jack on the 27th July 1944.

OLD CERTIFICATE OF TITLE
NO. 88092-I:

Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 106537-L in the name of Lee Jack was delivered to him by the Land Registry Office, Vancouver.

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


D. A. CRAMER.

DAC:ML
DATED August 30th, 1946.

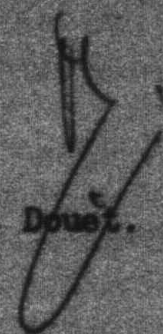
MEMORANDUM

November 2nd, 1944.

To: File No. 9755
FROM: Administration Department

Re: Claims

There are no claims on this file to date.


P. Doucet.

PD/ER

SUMMARY of LIABILITIES

File No. 9755

December 14th, 1946

Re: Mine KANAMARU (Mrs. Harikichi)
Registration No. 02923

The only claim lodged against the above Japanese person on this file is one for .48¢ by M. Furuya Company, which was filed with the Custodian on April 30th, 1942. This claim, being under \$1.00, has been disregarded.

No other claims against this Japanese person are revealed on file. Claims accordingly closed.

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


E. Robertson.

MEMORANDUM

File No. 9755

September 20th, 1944

TO: FILE

FROM: Mr. Spain

Re: Sumiye KANAMARU
40 North Templeton Drive

HA
29192

I contacted Mrs. Wikene on the telephone today and she informed me that she had shipped to Mrs. Kanamaru:-

- 1 sewing machine
- 1 trunk
- 1 desk
- 1 crated bookcase
- 1 wicker basket

Nothing remains in the way of chattels except some showcases of no particular value. In fact they do not justify removal and I have suggested to Mrs. Wikene that she might be able to persuade the new owner of the grocery store to purchase them. She will endeavor to obtain an offer, in which event she will communicate with us.

GBS/MHG

Geo. B. Spain
Geo. B. Spain

21/10/44
Should have Wikene
who advised me
one would
purchase -
Y.B.

Noted
I have b.f. this file to you for a check
in 1 month's time - if not sold to new
owner we will abandon. abandoned.

(some showcases sold at
auction)

Spain

NAME KARAMARU, Mine (Mrs. Harukichi)
REGISTRATION NO. 02923 FILE NO. 9755

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on June 20, 1945.

Wall case, counter and 2 counter cases 6.50 F

Total

Less Expenses: Auctioneer's Fee: \$0.65
Advertising: 0.36
Moving: 2.14
Net Proceeds Credited:

\$
6.50
\$
2.15
\$
4.35

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Mr. Wills
Vancouver 47.

Remarks.

NAME KANAMARU, Mine (Mrs. Harukichi)

REGISTRATION NO. 02923

FILE NO. 9755

The following chattels were sold by public auction at

Vancouver, B. C. on December 14th, 1955.

Books	\$.25
Books	.25
Books	.75

Total		\$ 1.25
Less Expenses:	(Auctioneer's Fee	\$.13
	(Advertising	.06
	(Moving	<u>.09</u>
		\$.28
Net Proceeds Credited:		<u>\$.97</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 57

Remarks.

NAME KANAMARU, Mine (Mrs. Harukichi)

REGISTRATION NO. 02923

FILE NO. 9755

The following chattels were sold by public auction

at Vancouver, B. C. on December 7th, 1945.

Suitcase

\$.45

Books

.75

Total

\$ 1.20

Less Expenses: (Auctioneer's Fee \$.12
(Advertising .05
(Moving .15

\$.32

Net Proceeds Credited:

\$.88

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 56

Remarks, *no inventory*

NAME KANAMARU, Mine (Mrs. Harukichi)

REGISTRATION NO. 02923

FILE NO. 9755

The following chattels were sold by public auction

at 992 Powell St., Vancouver, B. C. on June 6, 1945.

Crockery	\$ 3.00
Cups and saucers	8.75
Glassware	1.50
Box lacquerware	3.00
Dishes	4.50
Glassware	3.75
Tray and crockery	0.75
Glass bowls	1.50
2 Bowls and 4 vases	2.50
Box crockery	4.00
Japanese tea set	2.50
2 Trays and lacquerware	2.00
2 Counter display cases	2.00
Dishes	1.25
3 Jardinares	4.00
2 Boxes baby's caps	1.25
Box dishes	2.10
Parasols and racket	1.75
Dishes and miscellaneous	2.50
Box of dishes and miscellaneous	1.50
Tray and lacquerware	0.70
Vase	1.25
2 Vases	1.75
Cushion and coat hangers	0.65
Crock and glass jar	0.40
Iron pot	0.25
Cushion and lacquerware	0.50
Saucepans and etc.	0.60
Total	Carried forward \$ 60.20

NAME KANAMARU, Mine (Mrs. Harukichi)

REGISTRATION NO. 02923

FILE NO. 9755

The following chattels were sold by public auction at
992 Powell St., Vancouver, B. C. on June 6, 1945.

	Brought forward	\$ 60.20
Basket and miscellaneous		1.25
Gas stove		1.00
Heater		2.00

Total	(Moving: \$ 9.77	\$ 64.45
	(Auctioneer's Fee: \$ 6.45	
Less Expenses:	(Advertising: 1.27	\$ 18.24
	(Excise tax: 0.75	
	(25% of luxury items)	
Net Proceeds Credited:		\$ 46.21

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 46.

Remarks. *The inventory on file*

CHATELS SUMMARY

File No. 9755
File No. 9640

Mine KANAMARU (Mrs. Harukichi)
Sumiye KANAMARU (Miss)

Reg. No. 02923
Reg. No. 11224

No chattels were declared by Mine KANAMARU in her JP form dated May 21, 1942 but the daughter, Sumiye, declared a sewing machine would be left at 40 North Templeton Drive if she was unable to take it with her. Mr. Green's memo of July 4, 1944 states the sewing machine was acknowledged by Mr. Wikene as being on the premises, together with a trunk and showcase full of boxes. (Acknowledgement November 28/42).

On July 5th, 1944 Mr. Spain's memo stated that in No. 40 N. Templeton the tenant, Mr. Wikene, was storing the following items for Mrs. Kanamaru:

1 trunk	1 large showcase
1 sewing machine	3 small showcases

In a letter dated July 11, 1944, the mother and daughter requested shipment of their goods to them by Mr. Wikene. They stated they would make arrangements to have these shipped and would like to draw on their account with the Custodian to pay freight charges. The Custodian replied July 21, 1944 advising that the only items of value which could be sent were a trunk and a sewing machine, the three small showcases and one large showcase being in such condition that it was not advisable to ship them in case they should collapse en route.

On August 23, 1944 Sumiye KANAMARU wrote stating we could surely send more than the trunk and sewing machine, and in this letter advised that they had left all their belongings with Mr. Wikene at Templeton Drive. Under date of September 9, 1944 the Custodian advised the Japanese that according to our records there were only a few items at the above address but we would make a special check to make sure.

On September 20, 1944 a memo on file states Mrs. Wikene was contacted by telephone at which time she advised she had shipped the following to the Japanese:

1 sewing machine	1 trunk	1 crated bookcase
1 desk	1 wicker basket	

and Mr. Spain stated that nothing remained in the way of chattels except some showcases of no particular value. He asked Mrs. Wikene to try to sell them to the new owner of the grocery store but she advised at a later date that no one would purchase them. According to a footnote on this memo, these showcases were abandoned.

Although no further correspondence or memos appear on file relative to chattels, a number of goods were sold at Vancouver Auctions 46, 47, 56 and 57 under dates of June 6, June 20, December 7 and December 14, 1945, in the name of Mine KANAMARU. On contacting Mr. Wills today he advised that the showcases were removed from the above address (together with the other articles shown on the auction sheets, many of which were packed in cartons and boxes) direct to auction, no inventory having been taken of them by the Custodian. He also stated that a number of items were discarded as having no value.

(over)

Red
(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mrs. Mine Kanamaru

File No. 9755

Reg. No.

Company Mutual Life

Agency

Policy No. x05394

Premium - \$ 1000.00

Payable: single
Annually, Semi-annually or monthly

Month May Day 15

REMARKS:

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mrs. Mine Kanamaru

File No 9755

Reg. No.

Company Mutual Life

Agency

Policy No. x05393

Premium - \$1000.00

Payable: single
Annually, Semi-annually or monthly

Month May Day 15

REMARKS:

GENERAL SUMMARY

Files 9755 & 9640

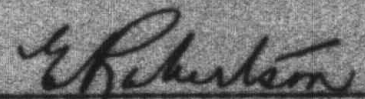
December 16, 1946

Re: Mine KANAMARU - Reg. No. 02923 and
Sumiye KANAMARU (Miss), Reg. #11224

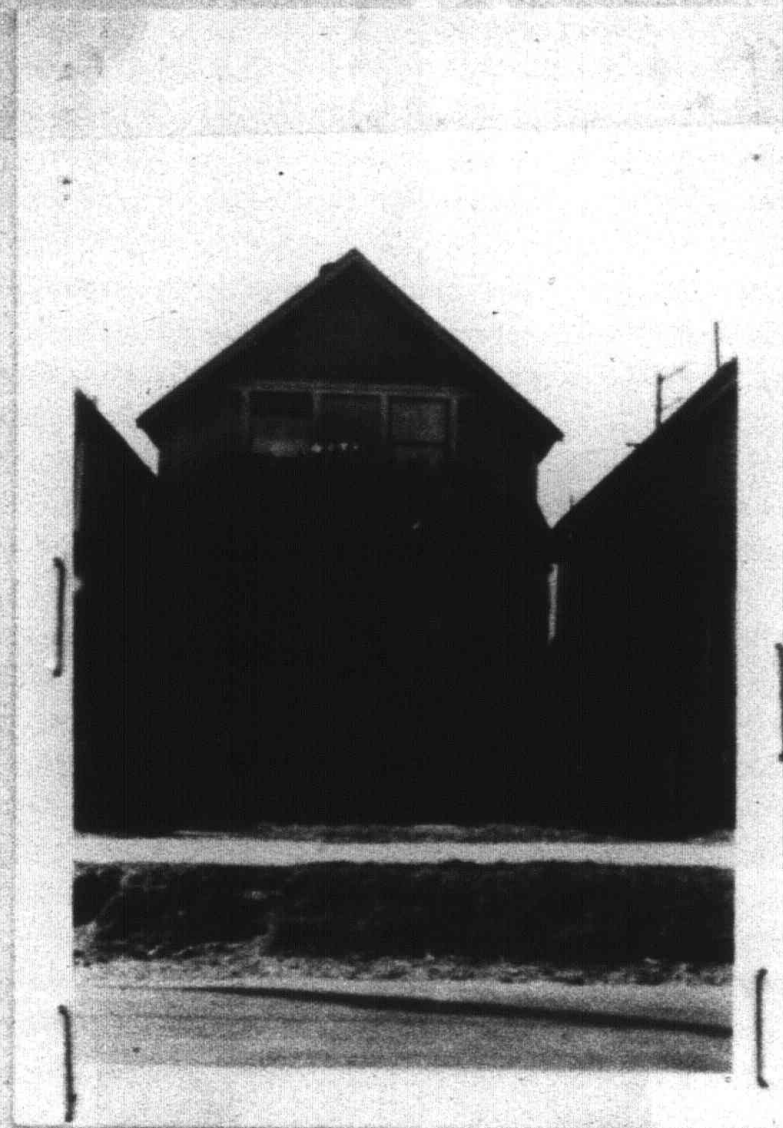
According to information on file the above Japanese owned real property described as Lot 5, Block 6, D. L. 196, Group 1, District of New Westminster, Plan 184 up until April 1942 at which time they sold this property under an Agreement for Sale to Mr. and Mrs. Harry Olenyk, Certificate of Title registered in Mr. and Mrs. Olenyk's name being in hands of Bank of Montreal, Main & Hastings Street, Vancouver, and number being 73679-L. (See letter Oct. 31/42 from Bank on file).

No funds from this sale came into the hands of the Custodian, according to our records.

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


E. Robertson.

KANAMARU, Mine & Sumiye
646 & 646½ Cordova, Vancouver, B.C.
Evac. File 9755
9640



Picture Taken April 12, 1943

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 19, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 20 1942

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

Re - Mrs. M. Kanamaru - # 02923
40 N. Templeton Drive

Gentlemen:-

Mr. Wikene, the tenant at the above mentioned premises was advised by Mrs. Kanamaru that he could have this store for living quarters provided he paid the water bill and taxes, and stated it would amount to about \$10.00 per month. The tenant would prefer to pay \$10.00 per month but this is not the arrangement that was made. In your JP form you state that the premises are to be leased to Mr. Wikene at \$10.00 per month for a period of two years. We have no record here of any lease nor have we had instructions to draw one.

We would like to have this matter cleared up as soon as possible. \$10.00 per month is, by the way, an exceedingly cheap rent for this property.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department, Manager.

JGW:BN

Report for Custodian
Japanese Evacuation Section
Real Estate & Personal Property

Registration No. 02923

Name MRS. KANAMARU

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 30 1942

JUN 29 1942

Address of Property 20 & 40 North Templeton Drive

Nature of Property Stores with living quarters in the rear.

Description of Land and Buildings # 20 is a corner store with one large room in the rear divided by partition reaching part way to the ceiling, and one bedroom and toilet. It is rented to Miss M. Chow at \$23.00 per month and her rent is paid to June 10, 1942 according to a receipt which she had from Mr. Kanamaru

40 is an inside store with what looks like four living rooms of a better standard in the rear. We understand that this is being occupied by Mr. & Mrs. Wickens although they were not on the premises. Your "JP" form mentions a rental of \$10.00 per month which is away too low. This property should bring in a rental of \$17.50 to \$20.00 per month.

Contents

Insurance:
Amount Company Number Type Premium Expiry Agent
1000.00 Sentinel Ins. 82544 Fire
Insurance of \$1000.00 would not be sufficient to rebuild in case of total loss.
At least another \$500.00 should be carried.

Liabilities
Clear Title.

Recommendations

Miss Chow stated that she had been advised that Mr. Wickens was going to look after this property and other properties for Mrs. Kanamaru, including one in Fairview of which we have no record. We would like to have this situation cleared up and would recommend that you contact Mrs. Kanamaru regarding the paying of rent to Mr. Wickens.

List of Tenants

Miss M. Chow

Mr. Wickens

Tenancy

Rent

23.00

10.00

Paid to

June 10/42

PEMBERTON REALTY CORPORATION LIMITED,

J. Walker
per [signature]

9755

July 2nd, 1942.

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

Dear Sirs:-

re KANAMARU Mine (Mrs.)

We have your letter of the 19th ultimo. We have no other information than that conveyed on the registration form of Mrs. Kanamaru.

We agree with you that it would be better to have a fixed monthly rental rather than an agreement to pay taxes, etc. and as \$10.00 per month is the amount mentioned in Mrs. Kanamaru's registration form we think it would be in order for the rental arrangements to be made on this basis. We note that you consider \$10.00 per month an exceedingly cheap rent, but we presume that Mr. and Mrs. Kikane, having apparently made this arrangement with Mrs. Kanamaru, will not be inclined to change it.

We note your remarks in connection with the lease referred to but we are of the opinion that this matter should be handled by yourselves in the ordinary way, by which you would make a rental arrangement for this property.

In handling your Japanese affairs concerning only real estate, it is the intention for you to investigate and report to us fully. There are other properties referred to on the registration form and we will be glad of an up-to-date picture of the rental arrangements covering the four properties mentioned.

Yours truly,

FGS:EB.

F.G. Shears
Assistant Manager

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

July 17, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 18 1942

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

Re: Mrs. Mine KANAMARU
File #9755

Dear Sirs:

The following are the four properties referred to in this case:

#20 Templeton Drive is a corner store with one large room in the rear divided by partition reaching part way to the ceiling, and one bedroom and toilet. It is rented to Miss M. Chow at \$23.00 per month and her rent is paid to June 10, 1942 according to a receipt which she had from Mr. Kanamaru.

#40 Templeton Drive is an inside store with what looks like four living rooms of a better standard in the rear. We understand that this is being occupied by Mr. & Mrs. Wickene although they were not on the premises. Your "JP" form mentions a rental of \$10.00 per month which is away too low. This property should bring in a rental of \$17.50 to \$20.00 per month.

646 Cordova Street is a two storey frame house that we have not been able to get through yet as the Japanese tenant is still in occupation. The rental is \$18.00 per month.

646 1/2 Cordova Street is a five room two storey house on the rear of the same lot on which 646 is located, and is occupied by Japanese tenants, the rental being \$14.00 per month.

The instructions that we had in respect to the Cordova Street property were to leave them alone until the Japanese tenants vacated. We understand that the tenants in 646 Cordova Street will likely be leaving during this week.

*both properties owned
on 6/16/42: \$18.00
Please call them to confirm
20/11/42: Mrs. S.*

Pemberton Realty Corporation Limited

- 2 -

We trust that this is the information requested in your letter of July 2nd.

We had sent in a report covering the Cordova Street houses but it apparently has gone astray.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

J. G. Walker

Manager, Rental Department

JGW:WH

C
Vancouver, B.C.
Oct. 26th, 1942.

Ian Macpherson, Esq.,
Title Examiner,
Japanese Evacuation Section,
Department of the Secretary of State,
506 Royal Bank Building,
Vancouver, B.C.

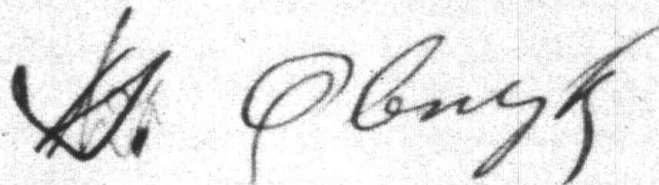
Dear Sir:

Kanamaru, Mine and Kanamaru, Sumiye

With reference to your letter of the 22nd instant, I purchased the property described in your letter, viz. L. 5, Block 6, D. L. 196, Gr. 1, District of New Westminster, Pl. 184, for cash from the above named and they handed to me Conveyance and Title covering this property. This property was purchased in April of this year and the property is now registered in my name and that of my wife.

I have instructed the Bank of Montreal to forward the relative Certificate of Title No. 73679L to you so that you may make a copy thereof and the title is to be returned to them when it has served its purpose.

Yours truly,



H. Olenyk.

FILE

9755

November 2nd, 1942.

Messrs. Robertson & Hackett Sawmills
Limited,
1550 Granville Street,
Vancouver, B. C.

Attention Mr. Robin Hackett

Dear Sirs:-

re Mrs. Mine KANAMARU

On January 7th, 1926 the above Japanese gave a mortgage to your Company for \$1200.00. In our conversation with Mr. Robin Hackett over the telephone recently, he informed us that this mortgage had been paid off. Would you kindly confirm this and also sign the enclosed statement where indicated, inserting thereon a note to the effect that this mortgage has been paid off. Will you then return the original to us and retain the copy for your records.

Yours truly,

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

DAC:EB.
Encl:

9743
4440

November 10, 1942.

Mr. N. Yikane,
40 N. Templeton Drive,
Vancouver, B. C.

Dear Sir:

Re: Sumiye KAWAMARU

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

1 Sewing Machine

1 Trunk

1 Showcase full of boxes

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

Yours truly,

E. F. Green,
Manager, Protection Department.

CLD:LF

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

NATURE OF ENCUMBRANCE MORTGAGE or
 (registered) (unregistered)

Name of Owner of Property KANAMARU, Mine (Mrs.) Reg. No. 02923

Address 40 N. Templeton Drive, Vancouver, B. C.

Occupation Cleaner and Dressmaker Age 47

Registered Owner of Property Mine Kanamaru C.T.No.

Property:

Property Address Mun. Vancouver, B. C.

Legal Description Lot 16, Blk. 21, D. L. 184, Gp. 1, N.W. D. Plan 178

..... L.R.O. 37530-H

Nature of interest Owner
 Vested in Custodian Filing 34981

Particulars of Encumbrance:

Date 7th January, 1926

Parties to document:

Name Mine KANAMARU (Mrs.) MORTGAGOR

Address 40 N. Templeton Drive, Vancouver, B.C.

Name Robertson & Hackett Sawmills Limited MORTGAGEE

Address Vancouver, B.C.

Principal Amount \$1200.00

Terms of Payment

..... Rate of Interest 10%

Arrears, if any: Principal Interest

Balance owing as at this date

Standing of Taxes: Arrears Nil Current \$97.49

Insurance:

(1) Agent Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

..... This mortgage has been paid for in full, the final payment of \$508.62 having been made in April, 1929.

Dated at Vancouver, B.C. this 18th day of November A.D. 1942.

CERTIFIED CORRECT: ROBERTSON & HACKETT SAWMILL CO. LIMITED

(Signature)

ESTABLISHED 1888

GEO. R. HACKETT, PRES.



SYDNEY B. SMITH, SEC.

ROBERTSON & HACKETT SAWMILL CO. LIMITED

Lumber Manufacturers

OFFICE AND MILLS

VANCOUVER, CANADA

18th November, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

NOV 19 1942

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Bldg
Hastings and Granville Streets
Vancouver, B. C.

Attention Mr. D. A. Cramer

Dear Sir:-

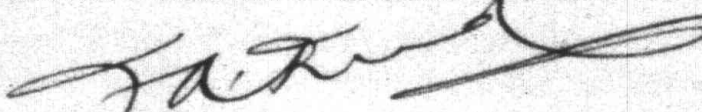
Re: Mrs. Mine KANAMARU

Replying to your letter of the 2nd inst., we find on looking up our records that the mortgage of \$1200.00 referred to has been paid in full, the final payment of \$508.62 having been received in April, 1929.

We are returning herewith, duly signed, one copy of the statement submitted with a notation to the effect that the mortgage has been paid for in full.

Yours very truly,

ROBERTSON & HACKETT SAWMILL CO. LTD


Accountant

FAR:EW
Encl.

*Cramer
out to Cramer*

9755

9755

Wa 1311

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
8 1942

40 N. Thompson Ave.
Vancouver B.C.
November 28/42
Mr. W. W. W.

Dear Sir:-

In regards to letter asking me
to be responsible for said articles.

I am sorry but I cannot be
responsible for these articles as both
the wife and I work and so the house
is empty all day. If you wish to
me to acknowledge the goods to as
being here I will do so but as I
said I will not be responsible for
the goods for the the above reasons.

Yours
W. W. W.

We have

, Sewing Machine
, Trunk
, chest partially full of Books

W. W. W.

9755.

December 18, 1942.

Mrs. Mine KANAMARU,
Registration No. 02923,
c/o Mr. Mitchell Hepburn,
St. Thomas, Ontario.

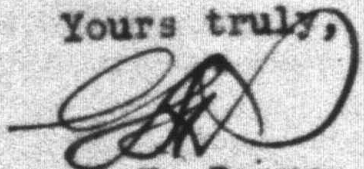
Dear Madam:

With reference to your property described as Lot 16, Block 21, District Lot 184, we note that there is registered at the Court House a Mortgage amounting to \$1200.00 in favour of Robertson & Hackett Sawmills Ltd. against this property.

We understand from correspondence with Robertson & Hackett Sawmills Ltd. that this mortgage has been paid in full and that a release of the mortgage has been delivered to you. We would like to suggest to you that you send us this release of mortgage so that we may register it at the Land Registry Office and clear the title of your property. The cost of registration, we understand, amounts to only the sum of \$1.00.

If you are not in possession of this document, we would suggest that you authorize us to obtain a release of the mortgage from Robertson & Hackett Sawmills Ltd. so that we may clear the title of this property on your behalf.

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

9755.

December 30, 1942.

Mrs. Mine KANAMARU,
Registration No. 02923,
39 Henry Street,
Toronto, Ontario.

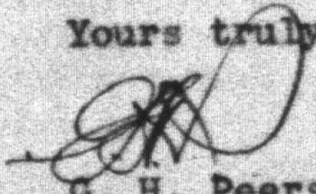
Dear Madam:

With reference to your recent enquiry to Pemberton Realty Corporation, Ltd. with regard to the rentals collected from your properties, we beg to advise you that on your property at 2040 North Templeton Drive, we have collected rentals totalling \$198.00, and we have also placed to your credit the sum of \$3.90 received from the Provincial Government as a refund of the 1st tax. Expenses of this property including taxes, insurance, water rates and agent's commission amount to \$143.67 leaving a balance to your credit with the Custodian of \$58.23.

With regard to the property at 646 East Cordova Street owned by you and your daughter, we have collected rentals amounting to \$188.00 and have paid taxes, insurance, repairs and commissions amounting to \$160.53 leaving a balance to your credit at the Custodian's Office amounting to \$27.47.

Hoping that the above is the information required, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

Copy for File No. 9640.

9755.

December 30, 1942.

Mrs. Mine KANAMARU,
Registration No. 02923,
39 Henry Street,
Toronto, Ontario.

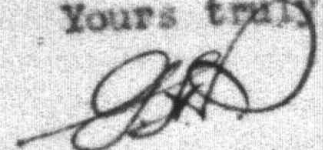
Dear Madam:

With reference to your recent enquiry to Pemberton Realty Corporation, Ltd. with regard to the rentals collected from your properties, we beg to advise you that on your property at 2040 North Templeton Drive, we have collected rentals totalling \$198.00, and we have also placed to your credit the sum of \$3.90 received from the Provincial Government as a refund of the 1% tax. Expenses of this property including taxes, insurance, water rates and agent's commission amount to \$143.67 leaving a balance to your credit with the Custodian of \$58.23.

With regard to the property at 646 East Cordova Street owned by you and your daughter, we have collected rentals amounting to \$188.00 and have paid taxes, insurance, repairs and commissions amounting to \$160.53 leaving a balance to your credit at the Custodian's Office amounting to \$27.47.

Hoping that the above is the information required, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

9640
99755
TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File Nos. 9640/9755

Dear Sir:

Catalogue No. 67
Lot 10 Block 59 D. L. 196
646-646½ East Cordova Street

We have inspected this property and beg to report as follows:-

<u>Location</u>	Industrial dwelling district - East End.
<u>Land</u>	25' x 122' - Front fence and gate dilapidated, wood walk broken up.
<u>Buildings</u>	(1) Front - 1½ storey frame house containing 3 rooms and small pantry on 1st floor and 2 rooms and bathroom (no basin) on 2nd floor.
<u>Condition</u>	Exterior siding needs re-nailing and painting. West wall bulged in. Front verandah and steps and back steps dilapidated. Interior in bad condition.
	(2) Back - 1½ storey frame building on concrete footing wall, containing 4 rooms.
<u>Condition</u>	Flimsy construction and in bad condition inside and outside.
<u>Rent</u>	\$18. and \$14. per month. Total \$32.
<u>City</u>	
<u>Assessment</u>	\$1,500 (Land \$550 Buildings \$950)
<u>Taxes</u>	\$51.25
<u>Appraisal</u>	We are of the opinion that the value of this property, in view of the condition of the houses, is not more than \$1,000.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *Dw Reeve*

9640/9795

March 13th, 1944

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

Dear Sirs:

Re: Catalogue No. 67,
645 & 646 Cordova St.

We are in receipt of your letter of the 10th instant in which you submit an offer to purchase the above property for the sum of \$1,200.00.

As we did not receive any tenders on this particular property, we are prepared to give consideration to any offer we may now receive, based upon an independent valuation.

At the moment this property has not been appraised, but we will endeavour to have this done as soon as possible, and then advise you in regard to the offer to which you refer.

Yours truly,

F.O. Shears,
Director.

FOS/AM

TELEPHONE: PACIFIC 8433

"Homes a Specialty" FOR OVER 20 YEARS

9640
29755

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

March 20th, 1944.

#57

646 East Cordova St.

This property comprises a 25 ft. lot on which is erected two small houses.

The house facing the street has five rooms, three of which are on the main floor and two small bed rooms upstairs.

The plumbing consists of a pantry sink, bath tub and toilet with no wash basin.

There is no basement.

The house at the rear is practically the same size with no bathroom or basement.

Valuation \$1,350.00

9640/7755

27th March, 1944.

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

Dear Sirs:

Re: Catalogue No. 67
646 & 646 1/2 Cordova St.

Further to our letter of the 13th instant this is to advise you that we are not able to accept your offer to purchase the above property for the sum of \$1,200.00.

No acceptable tender has been received on this property and we are now prepared to consider revised offers. This property has now been independently appraised and the Custodian will not be interested in any sum less than \$1,350.00.

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

Yours truly,

F. G. Shears,
Director.

FMS

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

March 29, 1944.
"One Day Nearer Victory"

EVACUATION SECTION	
Rec'd	MAR 30 1944
File No.	9640/9755
Ans.	PHN
Referred	Shaw

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

CATALOGUE #67,
646 and 646½ Cordova Street.

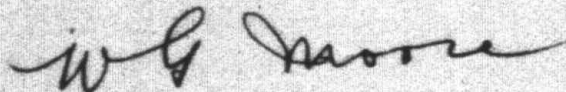
Dear Sirs:

Our client has to-day increased his offer on the
above property to \$1,350.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.



W. G. Moore.

WGM-JM

9640 & 9755

10th April, 1944.

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

Dear Sirs:

Re: Catalogue No. 67
616-616 E. Cordova St.

This will acknowledge receipt of your letter of the 29th March in which you advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$1,350.00.

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 \$1,350.00, the full amount of the purchase price.

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.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

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

Yours truly,

F. G. Shears,
Director.

PMH

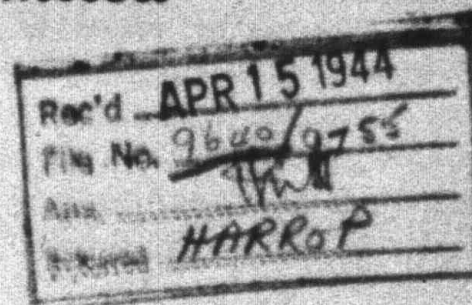
ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

April 14, 1944.



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

Dear Sirs:

Catalogue No. 67
646-646 1/2 East Cordova Street

In answer to your letter of April tenth, wherein you advise you are prepared to recommend the acceptance of our client's offer of \$1,350.00 for the above described property, we now have pleasure in enclosing certified cheque for \$1,350.00, being the full amount of the purchase price.

Please prepare deed in the name of Charles Bellina, (Retired), of 670 Union Street, Vancouver. Mr. Bellina is a British subject.

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

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

A handwritten signature in cursive script, reading 'W. G. Moore'.

W. G. Moore

WGM-D
Enc.

STATEMENT RE SALE OF:

KANAMARU, Sumiye, Reg.No.11224
Name KANAMARU, Mine (Mrs.H.) Reg.02923

Catalogue No: 67

File No: 9640 & 9755

Street Address: 646-646½ E. Cordova

Legal Description: Lot 10/59/196

Date of Sale and Adjustments . April 15th, 1944

Sale Price \$ 1,350.00

Real Estate Agent's Commission \$ 67.50

Charge for Valuation 12.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

~~Insurance~~

~~Insurance~~

~~Insurance~~

~~Insurance~~

~~Insurance~~

Adjustments:

Fire Insurance 9.94

Taxes to Apr. 15/44 14.88

Water 1.50

103.88 \$ 1,359.94

Net Proceeds credited to your account \$ 1,256.06

Date:.. October 11th, 1944

Compiled by:.. George E. Eters

9642/7755

15th April, 1944.

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

Dear Sirs:

Re: Catalogue No. 67
615-616 E. Carlton St.

This will acknowledge receipt of your letter of the 14th instant in which you enclose your certified cheque \$1,350.00, being the full purchase price for the above property.

We note that you wish this property to be registered in the name of Charles Bellina, Retired, of 670 Union Street, Vancouver, B.C. and that he is a British subject.

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

Yours truly,

F. G. Shears,
Director.

FHS

9755 & 9640

April 17, 1944.

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

Dear Sirs:

Re: Catalogue No. 67
646-646½ East Cordova Street
10/59/196

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be April 15, 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:MA

9640 & 9755

April 17, 1944.

Mrs. Mine KANAMARU,
Registration No. 02923,
c/o Mr. Mitchell Hepburn,
St. Thomas, Ontario.

Dear Madam:

Re: Catalogue No. 67
646-646½ East Cordova Street
10/59/196

Please be informed that the above property belonging to you and Miss Sumiye Kanamaru jointly is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to you and Miss Sumiye Kanamaru jointly and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, Title No. 61999-L covering this land.

Yours truly,

George Peters,
Administration Department.

GP:MA

April 19th 1944
Vancouver B.C.

The Custodian of Enemy Property
675 West Hastings St.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 20 1944
File No.	9755
Ans.	W.H.
Referred	H.A.P.

Cat # 266

Dear Sir, -

I wish to make an offer on a piece
of Property known as 20 and 40 North Templeton
Drive in Vancouver and am prepared to pay
the sum of Eighteen Hundred Dollars cash
(1800⁰⁰), - if accepted,

Yours truly,
Vernon W. Close

V. W. Close
2090 Turner St
Vancouver B.C.

Mac 5479 Y

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
May 17th, 1944.
"One Day Nearer Victory".

Rec'd	MAY 18 1944
File No.	9755
Ans.	PAW
Referred	HARROP

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

Re: Catalogue #266,
20 & 40 N. Templeton Drive.

Dear Sirs:

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

Kindly advise us.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

W. G. Moore

W. G. Moore.

WGM-JM

9755

18th May, 1944.

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

Dear Sirs:

Re: Catalogue No. 266
20 & 70th. Templeton Dr.

We are in receipt of your letter of yesterday's date written on behalf of a client in which you submit an offer to purchase the above property for the sum of \$2,750.00.

As we did not receive any tenders on this particular property, we are prepared to give consideration to any offer which we may now receive, based upon an independent valuation.

At the moment this property has not been appraised, but we will endeavour to have this done as soon as possible and then advise you in regard to the offer to which you refer.

Yours truly,

F. G. Shears,
Director.

PMH

C
O
P
Y

LOEWEN & HARVEY LIMITED

751 Dunsmuir Street,
Vancouver, B.C.

May 30th, 1944.

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

Dear Sir:

Re: Catalogue No. 266 - Lot 16, Block 21, District Lot
184, 20 - 40 North Templeton Drive, City.

This lot is $49\frac{1}{2}$ x 122 feet on the North East corner of Templeton Drive and Dundas Street. The lot is level with Templeton Drive, but slopes up slightly towards the East with the grade of Dundas Street. It has been excavated to the level of Templeton for the erection of the two store buildings on the corner, leaving the adjoining property to the East about two (2) feet above the back of the buildings, on the front fifty (50) feet of the Lot. Clay and dirt from the excavation of the basement of the inside store has been dumped on the rear of the Lot, by the 20 foot lane.

There are two, one (1) storey stores. That, on the corner is a Frame building 25 x 35 feet, with hollow tile walls on the south side and below the windows on the front. There is no basement and the wood floor has sunk a good inch on the north side about the centre of the building. This would indicate some dry rot in the foundations, which it was not possible to see from the outside. The store is divided into business premises 20 x 24 feet and living quarters 15 x 24. The living quarters are divided into kitchen and bedroom, by a seven (7) foot "V" joint partition. A similar partition to the ceiling divides these, the living and store premises. At the rear of the building a frame addition 10 x 16 feet has been added. 4 x 6 feet on the North end contains a toilet and sink with cold water only, opening to the kitchen. The rest of the addition is used for storage. Interior walls of the main building are plastered and wiring appears satisfactory. Store glass is not plate. The roof is flat, covered with patent roofing, flashed in the same material to the wall capping which is metal.

Adjoining the corner building is a One (1) storey frame building with stucco front and full cement basement 25 x 45 feet. Entrance to the basement is through a trap-door at the back of the store 18 feet from the front of the building, and there is also an outside entrance on the North side, with cement steps. There is seven (7) foot head room - cement floor and walls to ground level. The basement is damp and drainage poor. There is a drum furnace and one (1) hot air pipe leads to the living quarters adjoining building. Some floor joists show signs of dry rot, but these have been doubled up with new joists where necessary. The living quarters consists of living-room with sliding french doors to dining room - kitchen with enamel sink, hot and cold water, and a bedroom. There is a toilet off the kitchen. All walls are plastered and wiring good. These premises are in good condition. The roof is tar and gravel with metal copings. All in good condition. Store glass is not plate.

A poor picket fence surrounds the balance of the Lot.
(over)

In my opinion a fair valuation is \$2600.00.

Yours faithfully,

"Loewen and Harvey Limited"

"A. Rout Harvey"

Director.

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCEAGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATETELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"EXHIBIT No. 1082-5
DATE 25 May 1948
FILED BY J. W. K. K. K.751 DUNSMUIR STREET
VANCOUVER, B.C.

May 30th, 1944

Rec'd	MAY 31 1944
File No.	
Ans.	
Referred	

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

Dear Sir:

Re: Catalogue No. 266 - Lot 16, Block 21,
District Lot 184, 20 - 40 North
Templeton Drive, City.

This lot is 49½ x 122 feet on the North East corner of Templeton Drive and Dundas Street. The lot is level with Templeton Drive, but slopes up slightly towards the East with the grade of Dundas Street. It has been excavated to the level of Templeton for the erection of the two store buildings on the corner, leaving the adjoining property to the East about two (2) feet above the back of the buildings, on the front fifty (50) feet of the Lot. Clay and dirt from the excavation of the basement of the inside store has been dumped on the rear of the Lot, by the 20 foot lane.

There are two, one (1) storey stores. That, on the corner is a Frame building 25 x 35 feet, with hollow tile walls on the South side and below the windows on the front. There is no basement and the wood floor has sunk a good inch on the North side about the centre of the building. This would indicate some dry rot in the foundations, which it was not possible to see from the outside. The store is divided into business premises 20 x 24 feet and living quarters 15 x 24. The living quarters are divided into Kitchen and Bedroom, by a seven (7) foot "V" joint partition. A similar partition to the ceiling divides these, the living and store premises. At the rear of the building a frame addition 10 x 16 feet has been added, 4 x 6 feet on the North end contains a toilet and sink with cold water only, opening to the kitchen. The rest of the addition is used for storage. Interior walls of the main building are plastered and wiring appears satisfactory. Store glass is not plate. The roof is flat, covered with patent roofing, flashed in the same material to the wall capping which is metal.

Adjoining the corner building is a One (1) storey frame building with stucco front and full cement basement 25 x 45 feet. Entrance to the basement is through a trap-door at the back of the store 18 feet from the front of the building, and there is also an outside entrance on the North side, with cement steps. There is seven (7) feet head-room - cement floor and walls to ground level.

The basement is damp and drainage poor. There is a drum furnace and one (1) hot air pipe leads to the living quarters of the adjoining building. Some floor joists show signs of dry rot, but these have been doubled up with new joists where necessary. The living quarters consist of living-room with sliding french doors to dining-room - kitchen with enamel sink, hot and cold water, and a bed-room. There is a toilet off the kitchen. ALL walls are plastered and wiring good. These premises are in good condition. The roof is tar and gravel with metal copings, ALL in good condition. Store glass is not plate.

A poor picket fence surrounds the balance of the Lot.

In my opinion a fair valuation is \$2,600.00.

Your faithfully,

Loewen and Harvey, Limited.



Director.

ARH/F.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 5241

416 HOWE STREET
VANCOUVER, CANADA

June 9, 1944.

Rec'd	JUN 14 1944
File No.	9755
Ans.	6/16/44 m.
Referred	HARROP.

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

Dear Sirs: Catalogue No.266, 20 & 40 N.Templeton Drive

Further to our telephone conversation in this matter, we now have pleasure in enclosing certified cheque for \$2,750.00 in full payment of the purchase price of this property.

Please prepare Deed in the name of Lee Jack (Grocer), of 20 North Templeton Drive, who is a Chinese subject.

We shall be pleased to receive statement of adjustments in due course. It is understood that we are to receive a commission of 5% of the gross purchase price on completion of the transaction.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

W G Moore

W. G. Moore.

D.
Enc.

9755

June 12, 1944

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

Dear Sirs:

Re: Catalogue No. 266,
20 & 40N. Templeton Drive,
Vancouver, B.C.

Further to our letter of May 18th, we now have to advise you that we are prepared to recommend the acceptance of your offer to purchase the above property for the sum of \$2,750.00.

Will you please forward us certified cheque for the full amount of the purchase price, namely \$2,750.00.

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

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

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

Yours truly,

F.G. Shears,
Director

FGS:ln

Catalogue No. 67
Files Nos. 9755 & 9640
645-646 1/2 East Cordova Street
10/59/196

June 14, 1944.

PEMBERTON REALTY COMP. LTD.

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at April 15, 1944)

	DEBIT	CREDIT
Purchase price	1,350.00	
Cheques received		1,350.00
106/365 x \$51.25 seller's proportion of 1944 taxes		14.88
Water - March 3 to April 15 - 43 days @ 3 1/2¢ day		1.50
(Rental front house \$18.00 less agent's fees 90¢)		5.13
April 15 to April 24 - 9/30 x \$17.10		17.10
April 25 to May 24		17.10
May 25, to June 24		
(Rental rear house \$14.00 less agent's fees 70¢)		10.30
April 15 to May 9 - 24/31 x \$13.30		13.30
May 10 to June 9		13.30
June 10 to July 9		
Registration fees on deed	5.95	
Insurance premium - 46.9% x \$21.20	9.94	
Balance owing purchaser	76.72	
	<u>\$1,442.61</u>	<u>\$1,442.61</u>

BALANCE OWING TO PURCHASER

\$76.72

7755
9640

June 14, 1944.

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

Dear Sirs:

Re: Catalogue No. 67
645-646 East Cordova Street
10/59/136

Title to the above described property has now been received in the name of Charles Bellina, 670 Union Street and is ready for delivery. Relevant insurance policy which has been assigned to the new owner of this property is also ready for delivery.

Adjustments as of April 15, 1944 as shown on the enclosed sheet have been calculated and a balance of \$76.72 appears to the credit of the purchaser.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchaser to attend in order that statement of adjustments may be approved and certain releases signed by him prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:HB
Enc.

cc to Mr. Charles Bellina.

TITLE RECEIPT

Catalogue No. 67
Files Nos. 9640 & 9755
646-646½ East Cordova Street
10/59/196

Receipt of Certificate of Title No. 103062-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

I also acknowledge receipt of Legal & General Assurance Society Ltd., Policy No. 12099 which has been assigned to me.

Receipt is also acknowledged of cheque for \$76.72 representing closing adjustments on sale to me of 646-646½ East Cordova Street.

Dated at Vancouver, B. C., this 16th day of June 1944.

C. Belliss

Catalogue No. 67
Files Nos. 9755 & 9640
646-646 1/2 East Cordova Street
10/93/296

June 14, 1944.

PENBENTON REALTY CORP. LTD.

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at April 15, 1944)

	DEBIT	CREDIT
Purchase price	1,350.00	1,350.00
Cheques received		14.88
106/365 = \$51.25 seller's proportion of 1944 taxes		1.90
Water - March 3 to April 15 - 43 days @ 3 3/4¢ day		
(Rental front house \$18.00 less agent's fees 90¢)		5.13
April 15 to April 24 - 9/30 = \$17.10		17.10
April 25 to May 24		17.10
May 25, to June 24		
(Rental rear house \$14.00 less agent's fees 70¢)		10.30
April 15 to May 9 - 24/31 = \$13.30		13.30
May 10 to June 9		13.30
June 10 to July 9		
Registration fees on deed	5.95	
Insurance premium - 46.9% = \$21.20	9.94	
Balance owing purchaser	76.72	
	<u>\$1,442.61</u>	<u>\$1,442.61</u>

BALANCE OWING TO PURCHASER

\$76.72

9755
9640

June 14, 1944.

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

Dear Sirs:

Re: Catalogue No. 67
646-646½ East Cordova Street
10/39/196

Please be informed that adjustment calculations on sale of
the above property count rent as being paid to June 24th on the front house
and July 9th on the rear house. Rents which may be received by you for any
period after the above dates should not be remitted to this office but sent
direct to the new owner of this property, Mr. Charles Bellina, 670 Union
Street.

Yours truly,

George Peters,
Administration Department.

GP:EB

9755

June 15th, 1944

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

Dear Sirs:

Re: Catalogue No. 266,
20 & 40 N. Templeton Drive.

This will acknowledge receipt of your letter of June 9th in which you enclose your certified cheque for \$2,750.00, being the full purchase price for the above property.

We note that you wish this property to be registered in the name of Lee Jack (Grocer), 20 North Templeton Drive, and that he is a Chinese subject.

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

Yours truly,

F.G. Shears,
Director

FGS:lm

STATEMENT RE SALE OF:

Name: KANAMURA, Mine

Catalogue No: 266

File No: 9755

Street Address: 20-40 Templeton Dr.

Reg. No. 02923

Legal Description: 16/21/184

Date of Sale and Adjustments June 15th, 1944

Sale Price \$ 2,750.00

Real Estate Agent's Commission \$ 137.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Legal Fees 5.00

~~Encumbrances:~~~~Unpaid vendor~~~~Mortgagee~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 13.38

Taxes to June 15 44.65

Water 3.06

199.65 \$ 2,766.44

Net Proceeds credited to your account

2,566.79

October 11th, 1944

Date:

George Peters

Compiled by:

MEMORANDUM

File Nos.: 9755
9640

July 4th, 1944.

To: Mr. Spain

From: Mr. Green

Re: Catalogue Number 266
20 & 40 North Templeton Dr.
Tenants: Lee Jack (No. 20)
H. Wikens (No. 40)

The mother did not declare any belongings and there is no record on her file of any, but the daughter, file 9640, did declare a sewing machine which was acknowledged by Mr. Wikens together with a trunk and showcase full of boxes on November 28th, 1942. The premises are now in course of sale and while there appears to be no urgency, these should be attended to at your convenience.

HFG:IF

Catalogue No. 266
File No. 7755
20 & 40 E. Templeton Drive
16/21/184

August 31, 1944.

LEE JACK
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at June 15, 1944)

	DEBIT	CREDIT
Purchase price	2,750.00	
Cheques received		2,750.00
166/365 x \$76.18 seller's proportion of 1944 taxes (Amount of rental)		44.65
June 15th to June 30th - 15/30 x \$9.50 (for \$40)		4.75
Registration fees on deed - \$2,750.00	10.00	
Insurance premium - 413 x \$32.63	13.38	
Rent June 10 to June 14 - 4/30 x \$23.00 (for \$20)	3.06	
Balance owing purchaser	22.96	
	<u>\$2,799.40</u>	<u>\$2,799.40</u>

BALANCE OWING TO PURCHASER \$22.96

39 Henry St.
Toronto, 2-13, Ont.
July 11, 1944.

The Practising Office
Dept. of the Secretary of State
Ottawa, B.C.

EVACUATION SECTION	
JUL 13 1944	
Rec'd	
File No.	9753-9640
Ans.	
Referred	Sperry

Dear Sir:

This is in regards to our ~~personal belongings~~
left at our home known as 48 St. Jamieson St.
Ottawa, B.C.

We have a notice from the pawnbroker
Mr. and Mrs. Norman Shikore, that you
have given them the full responsibility for
the left goods. Now that we are settled in
this section of the country, we are much more
in need of them. Since you have given them
the responsibility we are sure there won't
be any objection from you if we contact
them directly and have them sent to us. We
would like to withdraw from our account
the amount which may be necessary for
the freight charges.

Another reason for our writing is
that due to my mother's ill health we are
in great need of money. Mother was
under doctor's care from Sept 42 and finally
in the hospital during the part of '43.
She is still under medical care and all
these expenditures exceeded beyond our
limiting and we must have all we own.
Also the expense of resettlement and
the high cost of living, all means need
for more money.

Will you please arrange for the
transfer of my full account now in
your hands to me directly, at your

earliest convenience. Please notify
us of the procedure we may or have
to go through in order to fulfil my
expectations.

Yours truly,
Mina Kanamara
Registration # 02923.

Linné Kanamara
Reg. # 11224.

Please note that our address has
changed from
of Mrs. Mitchell Hepburn
St. Thomas, Ont.

to the present

39 Henry St.
Toronto, Ont. X

9755
9640

July 21st, 1944

Mrs. Mine KANAMARU, Reg. No. 02923,
Miss Sumiye KANAMARU, Reg. No. 11224,
39 Henry Street,
Toronto, 2-B, Ont.

Dear Mesdames:

We are in receipt of your letter of July 11th and would advise you that our Protection Department inform us that the only items of any value which could be sent to you are the followings:

1 trunk }
1 sewing machine }

There is one large showcase and three small showcases which are of no value unless they can be sold to the tenant and we would not attempt to ship these to you as our Protection Department inform us that they would probably collapse en route.

We understand that a Mr. Wikene, one of the tenants at Templeton Drive, is making an offer direct to you for the sewing machine and we await your advice as to whether you will accept this offer. If not, then we would propose to send you the trunk and sewing machine at your expense, charging freight, etc. to your account.

You are doubtless aware that your property is now in the course of being sold for \$2,750.00, but the adjustments have not yet been completed, and until this is done it will not be possible for us to forward you this money. However, completion is expected in the very near future. There is at the moment, in your account, the sum of \$448.09 and if in the meantime you would like \$200.00 or \$300.00 of these funds, please advise us by return, when the matter will be given our immediate attention.

We suggest you reply by air mail.

Yours truly,

P. Douet,
Administration Department.

PD/MHG
Air mail

Mr. Wikene called
28/8 and is making shipment
of the above and:-

1 bookcase }
1 desk }
1 wicker basket }

at no cost to us. *A*

Aug 31 1944
9750/9640
Done F

39 Harvey St.
Toronto, Ont.
August 23, 1944.

Dear Mrs. South:

After returning to the city, we have just got into our hands your letter dated July 21. It is certainly a most interesting and great disappointment to us.

If you will study and consider our case, I am sure you can see more than the trunk and sewing machine as you see.

Mother is a naturally Canadian of 1910 and a widow at that and I am an only daughter, naturally Canadian born. On the early stage of our vacation, we volunteered before we had found the house. She made arrangements with the Premier of Ontario, Mr. Hepburn personally and his staff for as stated he would furnish us with everything at his home. So like the other people we never had the chance to say behind and move our household fixtures and personal belongings with us. For 2 years now we have left Mrs. Hepburn as we did not like to impose on him by just staying there. Mother has some work due to water and climate not agreeing with her here and she has been a patient in the General Hospital but goes. She is still under doctor's care.

This has for me to work alone and I have planned to move out of this crowded one-room affair to a spacious place where I may aim to make a living.

by saving instead of this shaky employment
I hope you direct the financial help
out from the account of \$498.09 as you
state. I am greatly interested to hear
our belongings left at our home too. Is
there a chance for me to go back to
straighten things out.

You say our property is in the
course of being sold. But I understand
we would be consulted first before any
steps are taken. I have not stated
any desire to sell and I am strongly
opposed to have it sold. The am but
stated is in case long don't you think?

My very daily consolation is that
the year will be soon over so I could
take her back to the normal life when
we at last have our home, for life work.
For that reason we have let a Mr. Wilson
stay at our Templeton House long for
the day and with all our belongings
left there.

Please consider my case and
advise me as to what I can do and
what you will do to help me.

Yours Truly,

(Miss) Lennie Karaman

Reg. # 11224.

Is this amount of \$498 from the
Templeton House, home alone, or is the money
from the Federal St. included, and if
the mother and daughter account is separate
the husband had a report from the Treasury com.

9640 - 9755

September 9th, 1944.

Miss Sumiye KANAMARU,
Reg. No. 11224,
39 Henry Street,
Toronto, 2-13,
Ontario.

Dear Madam:

We duly received your letter of August 23rd for which we thank you.

Your remarks respecting the sale of your property have been carefully noted by us and we can appreciate that the disposal of your property will be a matter of personal concern. However, the sale of properties is being carried out by this office as part of the policy of liquidation outlined by Ottawa on the basis of appraised valuations.

Your letter has been placed upon our files so that your comments in regard to the sale will remain on record, but we can only advise you that we are unable to consider any alternative in regard to this matter.

Respecting your chattels at North Templeton Drive, according to our records there are only a few items there but we are making a special check to make sure. In the meantime our understanding is that Mrs. Wikene, the tenant at No. 40 North Templeton Drive, will be forwarding to you certain items mentioned by you in a recent letter to Mrs. Wikene.

You will be written at a later date regarding the net amount to be credited to your account from the sale of the property at 20 & 40 North Templeton Drive and at 646-646 1/2 East Cordova Street, Vancouver, B. C.

Yours truly,

P. Douet,
Administration Department

PD/ER

See
20/9/44
L

9755

October 11th, 1944

Mrs. Harukichi KAHAMATSU,
Registration No. 02923,
c/o Mitchell Hepburn,
St. Thomas, Ontario.

Re: Catalogue No. 266
20-49 Templeton Drive
16/21/24

Dear Madam:

Please be informed that the above property has been sold as of June 15th, 1944, for the sum of \$2,750.00. 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 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 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.

Yours truly,

George Peters,
Administration Department.

GP/MB
encl. (2)
cc: B. C. Security Commission

9640
9755

October 11th, 1944

Mrs. Harukichi KAHAMARU,
Registration No. 02923,
c/o Mitchell Hepburn,
St. Thomas, Ontario.

Re: Catalogue No. 67
646-646 1/2 E. Cordova St., Vancouver
Lot 10/29/196

Dear Madam:

Please be informed that the above property has been sold as of April 15th, 1944, for the sum of \$1,350.00. 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 and Miss Sumiya KAHAMARU's 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 joint account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP/MD
encl. (2)

cc: B. C. Security Commission

December 20th, 1946

REGISTERED MAIL

Mrs. Mine KANAMARU,
Registration No. 02923,
23 Ross Street,
Toronto, Ontario.

Dear Madam:

There is standing to your credit in our books the sum of \$3894.09 and we now enclose Custodian cheque for \$3846.03, leaving a balance of \$48.06 in your account. This balance which is being retained in your account represents proceeds derived from sale of chattels at auction in your name. Although you declared to the Custodian that you owned no chattels in the protected area some goods, upon the sale of the real property, were removed and sold at auction, proceeds of which were credited to your account. In order that these funds may be credited to the correct account we shall be glad if you will let us know if any other member of your family, relatives or friends left goods at 20-40 North Templeton Drive, Vancouver, or if these belonged to you.

On October 11, 1944 you were supplied with statements relating to the sale of properties situate at 20-40 N. Templeton Drive and 646-646 1/2 Cordova Street East, Vancouver, together with a general statement of your single account and a statement of the joint account in the name of your daughter, Sumiye KANAMARU, and yourself. We have now divided the joint account, namely \$3635.90, crediting one-half this amount to a single account in the name of Sumiye KANAMARU and one-half, namely \$517.95, to your single account, thus making a total of \$3894.09 in your account, which is the amount of the cheque now enclosed, less the balance of \$48.06 being retained in your account until ownership of the chattels has been ascertained. A statement of your account, up to date, is also enclosed.

We find on reviewing your file that we wrote to you on April 17, 1944 requesting you to send to this office the Certificate of Title No. 61999-L relating to the property situate at 646-646 1/2 Cordova Street East, Vancouver. Since we do not appear to have received this Title and since the ownership of this document is in the Custodian we now ask you to send it to this office without further delay.

With the exception of the balance of \$48.06 being retained in your account, it would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custo-

OVER

Mrs. Mine KANAMARU

- 2 -

December 20, 1976

den and in order that you may confirm this and acknowledge the cheque
we are enclosing a stamped and addressed envelope for your convenience in
replying.

Yours truly,

F. Robertson,
Office of the Custodian.

/R
Enc. - Custodian cheque \$3846.03
- Statement of account
- Return envelope

9755

January 29th, 1947.

Mrs. Mine KANAMARU,
Reg. No. 02923,
23 Ross Street,
Toronto, Ontario.

Dear Madam:

On December 20th, 1946 we forwarded to you all the funds standing to your credit in this office, with the exception of \$48.06, which amount represents net proceeds derived from the sale of chattels removed from 20-40 North Templeton Drive, Vancouver.

In your JP Registration Form you declared no chattels and in order that the above amount may be credited to the correct person we requested you to let us know if the goods removed to auction from 20-40 North Templeton were owned by you, or if other members of your family, relatives or friends had stored chattels at that address. Please let us have a reply from you in this regard. If we do not hear from you within a reasonable time we shall transfer these funds to our Chattels Suspense Account where they will be held until correct ownership has been determined.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

File No. 9755
Reg. No. 02923

MINE KANAMARI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 26	Rents collected from July to date	46.28		
December 9	Less commission \$9.90, insurance \$32.63, water \$3.75	97.39		
1943 December 29	1942 taxes		429.00	
	Rents collected	87.50		
	Less commission, insurance	93.49		
1944 May 26	1943 taxes		165.00	
June 15	Rents collected	14.15		
	Less commission, etc.		4.75	
	Balance rents to date		2,566.79	
	Credit re Sale of Property		4.35	
			817.95	
1945 July 30	Proceeds Auction Sale			
December 21	Transfer 50% of joint account	1.00		
	Land Registry Office - Certificate of Encumbrance	3,846.03		
	Cheque to you			
		<u>\$4,185.84</u>	<u>\$4,185.84</u>	

NTL

Accounting Department
March 11th, 1948

22 Ross St.,
Toronto, 2-B, Ont.,
March 3/48.

Dear Mr. Watson: C.H.
We have just rec'd your letter
of February 12. I understand by
this that you would send us duplicate
statements.

We rec'd a letter from the
Austrian quite some time ago saying
that they have a little sum of money
from a sale of goods which they re-
mored from 40 St. Jamess Ave.
and auctioned off. We have not

been given a statement in detail of
what was sold and at what price.

I wonder if we could take
advantage of your letter and ask you
to send us the detailed statement
of the auction sale. I shall close
Thanking you,

Yours truly,

Mine Kanamaru
Reg. 02923.

File 975-3

Please copy both statements

March 12, 1948.

Mrs. Mine KANAMARU,
Reg. No. 02923,
23 Ross Street,
Toronto 2-B, Ontario.

Dear Madam:

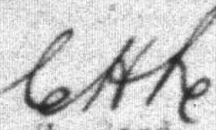
As requested in your letter of March 3, 1948, we attach hereto a statement of your account.

With regard to the amount of \$48.06, which was standing to the credit of your account, we have since transferred this money from your account but are still holding it in suspense account until such time as we receive from you a reply to our letter of January 29, 1948, which reads in part as follows:

"In your JP Registration Form you declared no chattels and in order that the above amount may be credited to the correct person we requested you to let us know if the goods removed to auction from 20-40 North Templeton were owned by you, or if other members of your family, relatives or friends had stored chattels at that address. Please let us have a reply from you in this regard. If we do not hear from you within a reasonable time we shall transfer these funds to our Chattels Suspense Account where they will be held until correct ownership has been determined."

If you will send us a reply to this letter we can probably make arrangements to forward this amount of money to you.

Yours truly,


C. H. Reed,
Office of the Custodian.

CHR/fa
enc. (1)

9755

May 5th, 1948.

REGISTERED MAIL

Messrs. Cameron, Weldon & Brewin,
Barristers & Solicitors,
Stirling Tower,
Toronto, Ontario.

Dear Sirs:

Re: Catalogue No. 266 - Lot 16, Block 21,
D. L. 184, 20 - 40 North Templeton
Drive, Vancouver, B.C.

For your information we enclose herewith copy of the appraisal made by Messrs. Loewen & Harvey Limited of the real property which was sold by the Custodian in regard to which you have filed a claim with the Commissioner on behalf of Mrs. Kanamaru.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. 1

Shiryo & Hime AMAGASHI

File No. 9640 & 9755
Reg. No. 11224 & 02923

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 23	Rents collected from July Less commission, repairs, insurance, water 1942 taxes Land Registry Office - Certificate of Encumbrance	105.15 53.38 1.00	\$ 188.00	
1943 June 29	1943 taxes Rent collected 6 months @ \$32.00 Less commission, repairs & insurance	51.25 55.00	192.00	
December 29	Rents collected 6 months @ \$32.00 Less commission, etc.	20.10	192.00	
1944 March 25	Rents collected - 3 months @ \$32.00 Less commission	4.80	96.00	
April 15	Packing & shipping radio Balance rent to date	7.25	10.77	
October 26	Credit re Sale of Property Storage & insurance on radio	1.00	1,256.06	
1946 December 21	50% of account transferred to S. Kanamaru 50% " " " " H. Kanamaru	817.95 817.95		
		<u>\$1,934.83</u>	<u>\$1,934.83</u>	

Accounting Department
March 11th, 1946

ETL

Mine KANAMARU (Mrs. Harukichi)

File No. 9755
Reg. No. 02923

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945	June 6	Balance as per statement sent		3028.63	
		Proceeds Auction Sale		46.21	
	June 20	Proceeds Auction Sale		4.35	
	December 7	Proceeds Auction Sale		.88	
	December 14	Proceeds Auction Sale		.97	
1946	December 16	Refund 1 1/2 Wage Deductions transferred to Sumiya KANAMARU's account - 9640	3.90		
		Certificate of Encumbrance in connection with property at 20 and 40 N. Templeton transferred from joint account	1.00		
		One-half net proceeds from sale of 646-646 1/2 E. Cordova St from joint account		817.95	
			44.90	83,898.99	
					<u>83,894.09</u>

9755

May 18, 1949.

Mrs. Mine KANAMARU,
Registration No. 02923,
23 Ross Street,
Toronto 2B, Ontario.

Dear Madam:

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

When said parcel is received by you, please acknowledge receipt of same for our records.

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

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/js

File 9755

Mrs. Minnie Hanawalt

Reg. # 02923

23 Ross St

Toronto, 20, Ont

EVACUATION SECTION	
Rec'd	JUN 15 1950
File No.	9755
Ans.	
Referred	

HAWAIIAN SUSPENSE ACCT. DEPT.

Dear Sir:

I have once again
brought out the letter
addressed from your office
in 1947 stating that
\$48.16 represents net pro-
ceeds from the sale of
charity removed from
20-40 N. Lamenton Ave.
Vancouver, B.C.

I did not have a
letter written for me

Claim # 1082.

as I did not think
the same covered for
all fixtures that were
left by me. I thought
there were more letters
of that kind to follow.
I never saw the itenized
list until I went
to file the claims.

Could you please
send that amount standing
to my credit as all
things left at that address
were solely mine.

Yours truly,

Mine Kemmerer

STATEMENT RE SALE OF:

Name: KANAMURA, Mine

Catalogue No: 266

File No: 9755

Street Address: 20-40 Templeton Dr.

Reg. No. 02923

Legal Description: 16/21/184

Date of Sale and Adjustments June 15th, 1944

Sale Price \$ 2,750.00

Real Estate Agent's Commission \$ 137.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50
5.00~~Encumbrances:~~
Unpaid vendor~~Mortgagee~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 13.38

Taxes to June 15 44.65

Water 3.06

199.69 \$ 2,766.44

Net Proceeds credited to your account

2,566.79 *Cr*

October 11th, 1944

Date:.....

* George Peters

Compiled by:.....

Catalogue No. 266
File No. 9755
20 & 40 N. Templeton Drive,
16/21/184

Control of 20 & 40 N. Templeton Drive is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to
me of this property have been settled.

Receipt is acknowledged of Legal & General Assurance Society Limited,
Policy No. 12274 which has been assigned to me.

Receipt is also acknowledged of cheque for \$22.96 representing closing of
adjustments on sale to me of 20 & 40 N. Templeton Drive.

Dated at Vancouver, B. C., this 1st day of September 1944.

Pemberton Realty Corp Ltd
agent for the Jack
Pen *W. J. Moore*

9755

June 27th, 1950

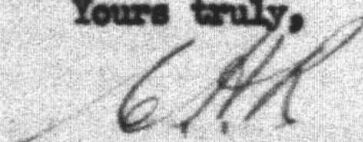
Mrs. Mine KANAMURA,
Reg. No. 02923,
23 Ross Street,
Toronto, 2-B, Ontario.

Dear Madam:

Replying to your undated letter received on June 15th, 1950 regarding the sale of chattels, the proceeds of which had been held in our Suspense Account, we attach hereto Custodian cheque for \$48.06 representing the net proceeds from the sale of the above goods.

Kindly acknowledge receipt.

Yours truly,



C. H. Reed
Office of the Custodian

CHR:BK
Encl.

ANALYSIS OF REAL PROPERTY CLAIM

CLAIMANT: Mine KANAMARU Reg. No. 02923 File No. 9755.

SUBJECT
of CLAIM: Lot 16, Block 21, D. L. 184, Group 1, N.W.D., Plan 178.

ADDRESS: 20 and 40 North Templeton Drive, Vancouver, B.C.

ASSESSED
VALUE: 1943 - Land \$ 895.00
 Improvements \$1950.00 - \$2845.00

CATALOGUE NO. 266. (Tenders closed October 4, 1943).

APPRAISAL \$2600.00 - Loewen & Harvey Limited, May 30, 1944.

TENDERS No Tenders Received.

OFFERS \$1800.00 - April 19, 1944 from Vernon W. Close. Rejected.

 \$2750.00 - May 17, 1944 from Pemberton Realty Corporation Ltd.
 on behalf of Mr. Lee Jack, Chinese. Accepted.

 Approved by Advisory Committee June 1st, 1944.

 Mrs. Mine Kanamaru advised of sale on October 11, 1944.

SOLD \$2750.00 - to Mr. Lee Jack.

 Date of Adjustments - June 15, 1944.

 Actual net credit derived from sale - \$2566.79, as
 per statement of sale on claim file.

CLAIM:

Estimated value of land and buildings given by claimant as	\$6655.00
Less amount at which property was sold by the Custodian	<u>2750.00</u>
Amount being claimed	\$ 3905.00 - *

* - The figure shown on the Claim form is "\$2905.00". This either means that subtraction was incorrect or the estimated value is in error.

/ER
May 8, 1948.

E. Robertson

DEFENCE BRIEF
(Mrs.) Mine KANAMARU

Urban Real Property
Toronto, Ont.
25 May 1948.

File No. 9755

Case No. 1082

REAL PROPERTY CLAIM

Real Property Claim

\$7,000.00

Appraised at

\$2,600.00

Sold for

\$2,750.00

(a) Witness - Loewen and Harvey - Appraisers.

Question of fair market value only.

(b) Property owned by claimant subject to mortgage No. 37530-H 7/1/26 11.22 Robertson and Hackett Sawmills Limited Mortgage for 1200.00 due 1/12/27 Int. 10%.

Legal Description - City of Vancouver Lot 16, Block 21, D.L. 184, Gp.1, N.W.D. Plan 178.
Address of Property - 20 - 40 North Templeton Drive, Vancouver, B.C.

Lot is 49½' x 122' and contains two one storey stores.

Note that separate claim forms have been filed for each building but the appraisal treats the property as one unit and it is treated as one unit in Form E.

Summary of Defence Witnesses

Where Required

Loewen and Harvey

1 (a)

CHattel CLAIM ABANDONED —

JLG/mw

9755

February 20th, 1951

Mrs. Mine KANAMARU,
30 Ross Street,
Toronto, Ontario.

Dear Sir:
~~XXXX~~ Madam:

Re: Japanese Property Claims Commission

Case No. 1082

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 ...

\$ 150.00

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

\$ 142.50

\$ 7.50

Yours truly,

F.G. Shears
Director

FOS:BX
Encl.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE
(THE HONOURABLE MR. JUSTICE H.I. KEND, COMMISSIONER).

Toronto, Ontario,

May 25, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. NINE SANAMARU

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

F.A. BREWIN, Esq., appearing for the
Claimant.

A. MATSON, Esq., Secretary.

D.J. HANFORD, Esq., Official Interpreter.

A.G. VETCH, Esq., B.S.R., Official Reporter.

1 MRS. MINE KANAMARU, the Claimant herein, being
2 first duly sworn, testified through the
3 Interpreter as follows:

4 DIRECT EXAMINATION BY MR. BREWIN:

5 Q. You have instructed me, I think, to abandon the
6 claim for personal chattels. It is a small claim
7 and I understand you do not wish to proceed with
8 that. Is that correct?

9 A. Yes.

10 Q. Your claim is in respect to two properties, or
11 it might be treated as one property, but two
12 houses, No. 20 and No. 40 North Templeton Drive,
13 in Vancouver? A. Yes.

14 Q. And is this your signature? A. Yes.

15 MR. BREWIN: I am tendering first - and I do not know
16 that the order makes very much difference - a
17 form under the heading "Real estate other than
18 farm" dealing with No. 20 North Templeton Drive.

19 THE COMMISSIONER: Yes. No claim has been made in
20 respect of such a property.

21 MR. BREWIN: I think it was combined.

22 THE COMMISSIONER: There is a claim in relation to a
23 double corner, 20 North Templeton Drive, a brick
24 building.

25 MR. BREWIN: Known as premises 20 and 40, my lord.

26 THE COMMISSIONER: Yes. You are dealing with them
27 separately?

28 MR. BREWIN: I have separate claim forms for them.

29 THE COMMISSIONER: Yes.

30 MR. BREWIN: Q. It is your signature on both of these
claim forms? A. Yes.

Q. And the facts in both of them are correct and in

1 accordance with your instructions?

2 A. Yes. The facts contained in the form are correct
3 but there are several facts which are not
4 included in the form.

5 MR. BREWIN: I think they should be put in separately.

6 THE COMMISSIONER: Very well.

7 MR. HUNTER: Which is which - 20?

8 MR. BREWIN: No. No. 20 will be Exhibit 1 and No. 40
9 will be Exhibit No. 2.

10 (PARTICULARS OF REAL ESTATE, OTHER THAN FARM,
11 20 NORTH TEMPLETON DRIVE, VANCOUVER, MARKED
12 EXHIBIT NO. 1)

13 (PARTICULARS OF REAL ESTATE, OTHER THAN FARM,
14 40 NORTH TEMPLETON DRIVE, VANCOUVER, MARKED
15 EXHIBIT NO. 2)

16 MR. BREWIN: In respect to No. 20, there was a store
17 with an apartment at the rear?

18 A. Yes. There was a store in front with living
19 quarters behind with a new room added.

20 Q. Yes. Did you occupy that part of the premises,
21 yourself?

22 A. No. I did not live in the premises behind the
23 store at No. 20. That was rented.

24 Q. That was rented and you lived in No. 40. Is that
25 right? A. Yes.

26 Q. When you bought the property you bought the lot
27 which covers both properties with only the one
28 building, the building at No. 20 on it. Is that
29 correct? A. Yes.

30 Q. And then you proceeded to build a house on No. 40,
which you occupied. Is that right?

A. Yes.

1 Q. You said, I think it is clear perhaps from the
2 form, \$4,000 for all of the land with the one
3 house on it and you spent \$2,000 on building the
4 house on No. 407? A. Yes.

5 Q. Now, this property was a corner property, the
6 corner of North Templeton Drive and I have for-
7 gotten the other ---

8 THE COMMISSIONER: We have all that in the file.

9 MR. BROWN: Yes. Perhaps I should go a little more
10 into the details of an offer.

11 Q. Did you have an offer from the Imperial Oil
12 Company to buy the land before you built the
13 property on 40 North Templeton Drive?

14 A. Yes. I did receive an offer but having already
15 bought lumber with which to build the house and
16 made various improvements in regard to an entrance
17 from the sidewalk and commitments with a contractor
18 I refused the offer.

19 Q. You have not got a copy of the offer in writing?

20 A. No. There was no written offer made.

21 Q. Yes. A. It is from memory.

22 Q. You have given us the rental of 20 North Templeton
23 Drive. Was 40 North Templeton Drive ever rented
24 by you? A. No.

25 Q. No. I see. You say something in the form here
26 about having offered - and I am not sure that this
27 is very important ---

28 THE COMMISSIONER: I did not strike me that it was
29 particularly relevant. She offered something for
30 something which she thinks is comparable. There

1 are so many other factors which come into the
2 matter that that is really not very helpful.

3 MR. BREWIN: I think perhaps that is right.

4 You mentioned once before you had some other
5 things not on these forms which you wished to
6 bring to the attention of his lordship. Will
7 you tell us briefly what they are?

8 A. When I bought the property on No. 20 there was no
9 woodshed and it was rented for \$27.50 per month.

10 Q. Is there anything else?

11 A. Then the tenants who were occupying it had other
12 relatives come to live with them and as there was
13 not sufficient room we built an additional room.

14 Q. Yes. The building of the new room is described
15 here. I just want anything which is not on the
16 form.

17 A. There was quite an expense in building the cement
18 on the sidewalk. It was our intention to enlarge
19 the building and in ^{connection with the} intention to enlarge a good
20 deal of money was spent on making cement steps and
21 cement sidewalk, a cement walk.

22 MR. BREWIN: All right. Perhaps that is all. Your
23 witness.

24
25 MR. HUSTON: It is submitted, my lord, that the real
26 property was sold for its fair market value.

27 According to the J.P. form - I do not know
28 whether you wish it filed - it shows that No. 40
29 was leased at \$10 per month to Mr. and Mrs. H.
30 Wikens for two years.

1 Pemberton is the agent. No. 20 was leased
2 to Miss Mabel Chew for \$25 per month. Would your
3 lordship care to have the J.P. form identified
4 and filed?

5 THE COMMISSIONER: It might be just as well. That
6 information bears on the fair market value.

7
8 CROSS-EXAMINATION BY MR. HUNTER:

9 Q. Is that your signature on the J.P. form?

10 A. Yes.

11 Q. And is the information contained in there,

12 according to your instructions? A. Yes.

13 MR. HUNTER: I tender the J.P. form as Exhibit 3.

14 (J.P. FORM, MARKED EXHIBIT NO. 3)

15 MR. HUNTER: Is that a photograph of the two premises,
16 20 and 40 North Templeton?

17 A. Yes. The house on the corner is the one which
18 was already there. The house next door is the
19 one we built.

20 MR. HUNTER: Yes. I tender that as Exhibit No. 4, my
21 lord.

22 (PHOTOGRAPH OF CLAIMANTS PREMISES, 20 AND 40
23 NORTH TEMPLETON DRIVE, VANCOUVER, B.C.,
24 MARKED EXHIBIT NO. 4)

25 I tender the appraisal of Leowen & Harvey, Limited,
26 dated May 30, 1944, which reads as follows:

27 "This lot is 49½ x 122 Feet on the North
28 "East corner of Templeton Drive and Dundas
29 "Street. The lot is level with Templeton
30 "Drive, but slopes up slightly towards the
"East with the grade of Dundas Street. It

Mrs. H. Kammars
Cross-Exam.
Discussion.

1 "has been excavated to the level of Tampion
2 "for the erection of the two store buildings
3 "on the corner, leaving the adjoining pro-
4 "perty to the East about two (2) feet above
5 "the back of the buildings, on the front
6 "fifty (50) feet of the Lot. Clay and dirt
7 "from the excavation of the basement of the
8 "inside store has been dumped on the rear of
9 "the Lot, by the 20 foot lane.

10 "There are two, one (1) storey stores.
11 "That, on the corner is a Frame building 25 x
12 "35 feet, with hollow tile walls on the South
13 "side and below the windows on the front.
14 "There is no basement and the wood floor has
15 "sunk a good inch on the North side about the
16 "centre of the building. This would indicate
17 "some dry rot in the foundations, which it
18 "was not possible to see from the outside.
19 "The store is divided into business premises
20 "20 x 24 feet and living quarters 15 x 24.
21 "The living quarters are divided into Kitchen
22 "and Bedroom, by a seven (7) feet "V" joint
23 "partition. A similar partition to the
24 "ceiling divides these, the living and store
25 "premises. At the rear of the building a
26 "frame addition 10 x 16 feet has been added,
27 "4 x 6 feet on the North end contains a toilet
28 "and sink with cold water only, opening to the
29 "kitchen. The rest of the addition is used
30 "for storage. Interior walls of the main

1 "building are plastered and wiring appears
2 "satisfactory. Store glass is not plate.
3 "The roof is flat, covered with patent
4 "roofing, flashed in the same material to
5 "the wall capping which is metal.

6 "Adjoining the corner building is a
7 "One (1) storey frame building with stucco
8 "front and full cement basement 25 x 45 feet.
9 "Entrance to the basement is through a trap-
10 "door at the back of the store 15 feet from
11 "the front of the building, and there is also
12 "an outside entrance on the North side, with
13 "cement steps. There is seven (7) foot head-
14 "room - cement floor and walls to ground
15 "level.

16 "The basement is damp and drainage poor.
17 "There is a drum furnace and one (1) hot air
18 "pipe leads to the living quarters of the
19 "adjoining building. Some floor joists show
20 "signs of dry rot, but these have been
21 "doubled up with new joists where necessary.
22 "The living quarters consist of living-room
23 "with sliding french doors to dining-room -
24 "kitchen with enamel sink, hot and cold water,
25 "and a bed-room. There is a toilet off the
26 "kitchen. All walls are plastered and wiring
27 "good. These premises are in good condition.
28 "The roof is tar and gravel with metal copings,
29 "All in good condition. Store glass is not
30 "plate.

"A poor picket fence surrounds the
balance of the lot."

"In my opinion a fair valuation is
\$2,600.00."

(APPRAISAL; LORREN & HARVEY, LIMITED, MAY 30,
1944, MARKED EXHIBIT NO. 5)

This property was advertised in Catalogue
No. 266, tenders closing October 4, 1943. No
tenders were received.

Subsequently an offer of \$1,800 was received
on April 19, 1944, from Francis W. Claff. This
was rejected. An offer of \$2,750 was received
on May 17, 1944, from Pemberton Realty Corporation
limited on behalf of Mr. Lee Jack. This was
approved by the Advisory Committee on June 1st,
1944, and it was sold as of June 15, 1944, to
Mr. Jack for \$2,750.

The assessed value for 1943, land \$895,
improvements \$1,950, a total assessment of \$2,845.

There are no questions. It appears to be
entirely a question of value.

THE COMMISSIONER: Any further questions?

MR. BROWN: No, my lord.

THE COMMISSIONER: That is all.

(PROCEEDINGS ADJOURNED SINCE DEE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.