

10805'

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MURATA, Sadakichi

HOME ADDRESS: Hastings Park, Vancouver, B. C.

From 130 W. 4th Ave., Vancouver, B. C.

REGISTRATION NUMBER 07125

SEX: male

AGE: 44

OCCUPATION: General Worker.

(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: Last work--Woodfibre Pulp Mill, Woodfibre, B. C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Sueko

ADDRESS OF WIFE OR HUSBAND: 130 W. 4th Ave., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Kenji (M) Akira (M)

ADDRESS OF CHILDREN: 130 W. Fourth Ave., Vancouver, B. C.

AGE OF CHILDREN: 6 and 7 years respectively.

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

1. LOCATION AND DESCRIPTION: 128 W. Fourth Ave., Vancouver, B. C.

Lot 7, Blk. 21, District Lot 200A.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 storey wooden frame dwelling
house. 20 rooms.

2 storey house, wooden frame, about 6 rooms.

2 storey house, wooden frame, 5 rooms.

3. **INSURANCE** (Give particulars; state where policies are) \$500. Bankers & Traders

~~Insurance Company, XXXX Insurance Co., Ltd., New York, N.Y.~~
B. C. Policy No. 32-26818. (See back page)

4. TAXES (Amount and where payable) \$147. per year. Paid to date.

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

6. OCCUPANCY AND LEASES (If vacant so state)

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

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

STATEMENT OF PERSONAL PROPERTY OWNED:

6. IF FARM LAND, PARTICULARS OF CROPS SOWN

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

4. STATE WHEREABOUTS OF LEASE:

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

2. LANDLORD'S NAME AND ADDRESS:

1. LOCATION AND DESCRIPTION. Now in Hastings Park, Vancouver, B. C. Lived in 3 storey, frame dwelling with 20 rooms at 130 W. 4th Ave., Vancouver, B. C.

STATEMENT OF REAL PROPERTY OCCUPIED

9. IF FARM LAND STATE CROPS SOWN

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 17th day of June 1942.

(Signature) _____

John H. Hill
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

RETURNED TO JAPAN

Date August 26, 1943

S.S. GENERAL MEIGS

17th JUNE, 1946

Full Name MURATA, Sadakichi
(Surname in Block Letters)

Registration No. 07125

Male - Female
(check)

Age July 19, 1897

Former Address 130 West 4th Avenue, Vancouver, B. C.

Date Evacuated September 22, 1942

Naturalized - Canadian-Born - National
(check)

Present Address Slocan, B. C.

Married - Single
(check)

Name of Wife Sueko - #05810

Name of Husband

Name of Mother MURATA, Fuji (Dec'd)

Name of Father Kusuke - Deceased

Names of Children under 16

Akira - Aug. 9/35

Kenji - Nov. 10/36

Our File No. 10805

Registered with Custodian
(yes or no)

Requested By ECT

Additional Information Willhand. Owner of house and property

10505/07125

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Nº 298

Issued at Sloans City, E.C.
Date May 17th, 1946

The Government of Canada acknowledges that MURATA, Sadakichi
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

NOT NEGOTIABLE

Custodian Free Balance \$2177.36

Cash

500.00

\$2677.36

C. W. Ross
for Comptroller of the Treasury

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,

Oct. 16/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ **NIL**

Dear Sir:

Re: MURATA, Sadakichi ¹⁰⁸⁰⁵ #07125

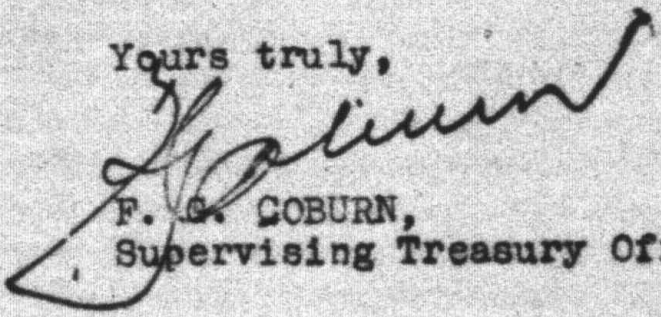
Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 2677.36

Draft Issued- - - - - \$ 2677.36

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,


F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

REAL PROPERTY SUMMARY

JAPANESE NAME: Sadakichi MURATA Reg. No. 07125 File No. 10805.

CATALOGUE NO: 324.

PROPERTY ADDRESS: 128-30 West 4th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 7, Block 21, District Lot 200A, Group 1, N.W.D., Plan 197.

TITLE: Registered in the name of Sadakichi MURATA.

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

Vesting Order filed No. 34699, 21st August, 1942.

ASSESSED VALUES: Land - \$1240.00
Improvements - ~~\$3400.00~~ - \$4,640.00. Taxes - \$153.12.

CLASSIFICATION: This is a 50' x 122' Lot upon which is built one 3 storey frame apartment block and two 2 storey farm houses. All these buildings are very old and in very poor condition. The two houses are built on wood foundations. The only plumbing is toilets - one for each house, no baths. Sooner or later these houses will be condemned by the City. The frame apartment has very little plumbing - a few sinks. There is a store on front of this building. The Building Inspector has refused to allow the third storey to be occupied.

HISTORY OF ADMINISTRATION: This property was leased on a monthly basis by The Western City Co. Limited as from December 1st, 1942, to C. Burnett. Consideration being \$45.00 per month, payable on the first of each month, in advance. Mr. Burnett relinquished his tenancy as at January 31st, 1944, and a Mr. George Miller took over the property on the same basis as Mr. Burnett had it. Then, Mr. Miller relinquished his tenancy as at May 31st, 1945, when James Baird took over at a monthly rental of \$45.00 for June and July, 1945, then the rent was increased to \$50.00 per month - paid in advance. Rents were paid into this office up to November 30th, 1945. Adjustments being made with the Purchaser as at November 5th, 1945.

Rents collected to November 30th, 1945 - \$1620.00, against which were the following charges:

Commission	\$ 81.00
Plumbing etc.	58.76
Electric Wiring	2.50
Repairing Toilet	7.10
New Toilet	15.05
Repairing Chimney and Roof	225.50
Repairing Drains	26.50
Scavenging	5.20
Water rates	63.35
	<u>\$484.96</u>

SOLD:

To Joseph Mlecsek and Mary Mlecsek, Joint Tenants, for \$2,500.00, as at November 5th, 1945.

Approval of Advisory Committee - October 19th, 1945.

Funds released to the credit of Sadakichi MURATA as at December 18th, 1945, against which were charges for Real Estate Commission - \$125.00, Valuation Fees - \$12.50, Advertising - \$4.00, Registration Fees - \$2.50, leaving a net credit of \$2,356.00 from said transaction.

Adjustments as at November 5th, 1945, to the amount of \$5.35, unexpired Fire Insurance Premiums, and purchaser's share of Taxes - \$24.10, were placed to the credit of Sadakichi MURATA'S account.

The following Fire Insurance Policies:-

Bankers and Traders Policy No. 32-30312	-	\$500.00
" " " " No. 32-30111	-	750.00
" " " " No. 32-30112	-	250.00

covering on 128/128½ West 4th Avenue.

Local Government Guarantee Policy No. 238009 - \$500.00

Lumbermen's Insurance Policy No. 9-6075 - \$500.00

" " " " No. 9-6355 - \$500.00

covering on 130 West 4th Avenue,

were transferred to the new purchasers as at November 29th, 1945.

OLD CERTIFICATE OF TITLE

No. 97211-K

Sadakichi MURATA declared on his JP Form, signed 17th June, 1942, that the Title Documents were in his possession. There is nothing on file to show that the Certificate of Title had been asked for by this office, or that it had been deposited in the Land Registry Office Vancouver, B.C.

Certificate of Title No. 136090-L in the names of Joseph Mlecsek and Mary Mlecsek (Joint Tenants) was delivered to J. F. McCarron of McCarron & Hawbolt, January 7th, 1946, upon written instructions from the purchasers January 7th, 1946. Signed order on file.

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

July 4th, 1946.

DAG:JS

D. A. Cramer
D. A. CRAMER.

07125

MURATA, Sadakichi

FILE NO.

10605

[illegible]

Bankers & Traders Policy 32-30312 for \$500.00 on the real property at 128 $\frac{1}{2}$ West 4th Avenue, and Lumbermen's Insurance Co. Policy 9-6355 for \$500.00 on the real property at 130 West 4th Avenue, Vancouver, were transferred to the new owner of the property on November 29th, 1945.

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

E. Robertson

DATED: Apr. 23/46

ER
Apr 25/46

07125

MURATA, Sadakichi

FILE NO.

CARD NO. 1

10805

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Lumbermen's Insurance Company	<i>Revised by 9-635</i> 9-5791	\$500.00	July	16	1943	<i>Lot 7, Blk. 21, D.L.</i> <i>202A, 130 W. 4th Ave.</i> <i>Vancouver, B.C.</i>
Local Government Guarantee Soc. Ltd.	<i>Trans. & new owner Nov. 29/45</i> 238009	\$500.00	Dec.	29	1945	130 West 4th Ave. Vancouver, B. C.
Bankers & Traders Insur. Company	<i>Trans. & new owner Nov. 29/45</i> 32-30111	\$750.00	Jan.	19th	1946	#128 on the south side of West 4th Avenue, Vancouver, B. C.
Bankers & Traders Insur. Company	<i>Trans. & new owner Nov. 29/45</i> 32-30112	\$250.00	Jan.	19th	1946	#128 on the south side of West 4th Avenue, Vancouver, B. C.
Lumbermen's Insurance Co. of Pa.	<i>Trans. & new owner Nov. 29/45</i> 9-6075	\$500.00	January	19th	1946	#130 on the south side of West 4th Avenue, Vancouver, B. C.
Bankers & Traders Ins. Co. Ltd.	<i>Revised by 32-30372 - Bankers & Traders</i> 32-25153	\$500.00	Mar h	29	1943	128 1/2 W. 4th Ave. Vancouver, B. C.
Bankers & Traders Ins. Co. Ltd.	<i>Revised by 32-30111 - Bankers & Traders</i> 32-26818	\$500.00	March	2	1944	178 W. 4th Ave. Vancouver, B. C.

SEE CARD NO. 2.

Bankers & Traders Insurance Company Policies 32-30111 and 32-30112, for \$750.00 and \$250.00 respectively, on 128 and 128 1/2 West 4th Avenue, Vancouver (real property only) were transferred to the new owner on November 29, 1945.

Local Government Guarantee Policy No. 238009 for \$500.00 and Lumbermen's Insurance Co. Policy 9-6075 for \$500.00, both covering the real property at 130 West 4th Avenue, were transferred to the new owner on November 29, 1945.

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

E. Robertson

/ER

DATED: April 26/46

SUMMARY of LIABILITIES

File No. 10805

MURATA, Sadakichi (Mr.)

Reg. #07125

This file reveals no claims against the above Japanese
person.

The above summary is certi-
fied to be in accordance with
the information on file:

E. Robertson

ER

DATED

Apr. 25/46

April 25/46

PERSONAL PROPERTY SUMMARY

File No. 10805

MURATA, Sadakichi (Mr.)

Reg. No. 07125

Chattels: No chattels were declared by the above Japanese person and in a letter on file dated October 29, 1942, it is noted that Mrs. Sadakichi MURATA sold all chattels that they did not take with them upon evacuation. A review of the file reveals no chattels belonging to the Muratas, as being left on the premises at 128-128 $\frac{1}{2}$ -130 West 4th Avenue, Vancouver, B. C.

Specified Articles: No Specified Articles are revealed on this file.

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 information on file:

E. Robertson

DATED: Apr. 25/46

ER Apr. 25/46

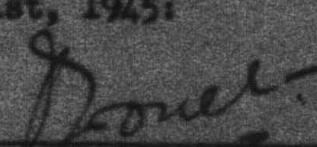
SUMMARY OF CLAIMS.

File No. 10805

Re: Sadakichi MURATA - Reg. #07125

This file reveals no claims in favour of or against
this Japanese person.

CORRECT SUMMARY as of August 21st, 1945:


P. Douet.

PD/ ER

MURATA, Sadakichi
128-130 W. 4th Ave., Vancouver, B.C.
Evac. File 10805



Picture Taken May 3, 1943

MURATA, SADAKICHI

128 West 4th Ave., Vancouver, B.C.

RECEIVED
JUL 4 1942

FILE No. 10105

Reg. No. 07125

Inspected June 28, 1942

1. Lot 7 Block 21 D. L. 200 A

Assessment value Bldgs. \$3400.00 Land \$1240.00

Lot 50 X 120 situated on the south side of 4th Ave. in the centre of the block on which there is one 3 storey frame apartment Block and 2 two storey frame houses.

2. The 3 storey apartment 20 X 50 known as 130 West 4th, borders 20 feet on the front line north west corner extending down west line 50 feet. Main floor consist of store in front 20 X 20 immediately in rear of store Kitchen with sink 18 X 12 and extending to rear served by centre corridor Bedroom 16 X 8, Store Room 8 X 8, Sitting Room 8 X 8, Small room 9 X 8, 3 Rooms 8 X 14, 1 Room 20 X 12. Sink and toilet in alcove off hall. Second floor consist of 4 suites--3 rooms including kitchen and sink, 1.2 room including kitchen and sink 3 room including kitchen sink in hall. Third floor 9 rooms sink in hall. All but two rooms rented and rents paid into Murata's mother who lives on main floor.

Two storey house, 20 X 45, known as 128 West 4th, back from the front about 20 feet situated off centre towards the easterly line consists of main floor, 3 bedrooms 9 X 18, 9 X 9, 9 X 15, and kitchen with sink 12 X 27. Upstairs 3 Bedrooms 12 X 10, 12 X 10, 20 X 10, also hall 4 X 7. Toilet and woodshed adjoining house to the rear. This house fully occupied by two families and rent paid to Mrs Murata.

Two storey house 40 X 25 bordering lane centre consists main floor, 4 rooms and kitchen with sink. Second floor 2 rooms and kitchen with sink. Two rooms in basement and kitchen with sink also two small storage rooms. This house has just become vacant recently.

3. Unable to find out definitely the ownership of content of occupied premises but as far as could be gathered mostly to Murata's mother.

4. \$500 insurance on each building. 3 storey building might be increased to \$1000.

5. Evidently no liabilities.

6. Unable to get any satisfaction from Mrs. Murata as to the amount of rent being paid by tenants. One to get keys to inspect vacant house. Three buildings badly in need of paint exterior and condition of interior very poor.

The Western City Company

Per *C. Harstone*

10805

July 11, 1942

The Western City Co. Ltd.,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Sadakichi MURATA

Please accept our thanks for your report of June 28, in connection with the apartment at 130 West Fourth Avenue and the two storey house at 128 West Fourth Avenue, kindly notify the tenants that all rents are payable to you and we would ask you to report and remit monthly to this office all monies received.

In connection with the two storey house bordering on the lane at the above address, will you kindly endeavour to find a tenant.

If you consider the \$500.00 insurance on the apartment house too little, kindly increase it to \$1,000.00 as recommended by you and make the policy payable to "G. W. McPherson, Deputy Custodian, or his successors, on behalf of Sadakichi Murata."

Yours truly,

GDM/GH
[Signature]

R. P. Alexander
Manager

10805

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES
Vancouver, Canada

Mubon

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 18 1942

July 17th, 1942.

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

Gentlemen:-

Re Sadakichi Murata

As per your instructions in yours of July 11th we notified Mrs. Sadakichi Murata, who is owner and still residing with her family at 130 West Fourth Avenue, that all rent collected in connection with the apartment at 130 West Fourth and two storey house at 128 West Fourth, be paid into this firm. Mrs. Murata informed us and verified by Mr. R. P. Alexander over the telephone that until such time as they were moved that they were to collect the rents and retain possession of same.

For your information there are five families besides the Murata's residing in the apartment house and their names, and amount of rent are as follows:-

Fukumoto	-	\$5.00	per month
Ogata	-	5.50	" "
Fujisaki	-	7.00	" "
Fujita	-	4.00	" "
Kuwashima	-	5.00	" "

The two storey house:-

Tanaki	-	10.00	per month
--------	---	-------	-----------

The two storey house bordering the lane is now being used for storage, by some of the evacuees in agreement with Mrs. Murata on a rental basis. No rent has been paid yet nor has any definite rental charge been set. Under these conditions this house does not lend itself for rental.

Also we beg to advise you that we have increased the insurance on the apartment house from \$500.00 to \$1,000.00, making the policy payable to G. W. McPherson, Deputy Custodian, or his successors on behalf of Sadakichi Murata. This policy will be written by the same Company as have the original and will be delivered to you in the course of the next few days.

The Western City Company
Limited

-2-

Department of the Secretary of State

July 17th, 1942

We await notification of Mrs. Murata's evacuation and then will assume full administration.

Thanking you, we are

Yours very truly,

C. J. Harstone
C. J. Harstone

THE WESTERN CITY COMPANY LIMITED

CJH:M

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

VANCOUVER, B. C.

RECEIVED
NOV 18 1942

Nov. 18th, 1942.

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

10805

Dear Sir:-

Re: 130 West 4th Avenue,
Owner - S. Murato.

An inspection has been made of the above premises and herewith is a report on the sanitary facilities and requirements for its present use.

Top floor

Has three separate suites and one room which is part of a suite on the 2nd floor. Toilet and sink here are adequate. No baths or showers.

Second floor

Four suites here provided with two toilets and two sinks--satisfactory, but without baths or showers.

Main floor

Comprises five rooms, for operator and family, with a sink. There are also 2 two-roomed suites here with a sink, which the operator proposes making into one suite. There are two toilets for the use of occupants on this floor but no baths or showers.

To comply with the Lodging House By-law requirements, installation of three baths or showers is necessary.

130 W. 4th Avenue - rear Building

Main floor

Two suites, each with a sink. One toilet for both. No bath or shower.

Rec'd Letter
Nov 18 1942

R. P. Alexander, Esq.

Nov. 18th. 1942.

Upstairs

Four rooms here which operator proposes making into one suite. There is a sink here.

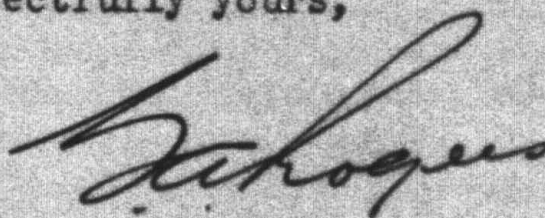
The only requirement necessary here would be a bath or shower.

The Japanese bath at the rear of the house east of 130 W. 4th Avenue is illegal and must be removed and connection to the sewer sealed.

In all, four baths or showers are required. However, in view of the difficulty in getting fixtures and material, at present, some compromise might be made and I shall be glad to discuss it with the parties interested.

A copy of this letter is being sent to the agents, Western City Company Limited.

Respectfully yours,



GAR:EM

CHIEF SANITARY INSPECTOR.

The Western City Company

Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

Vancouver, Canada

EVACUATION SECTION
JAN 16 1943

Ans. *for*
Western City Bldg.
Howe St.
Referred *Nelson*

January 15th, 1943 *sent to Nelson*

Pa 9521

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

Pa 9521

Dear Sir:-

Attention Mr. C.D. Milson
File No. 10805

Referring to your letter of January 12th regarding the property of MURATA, Sadakichi, File No. 10805, 128, 128 1/2 and 130 West 4th Avenue, we beg to state that the entire property has been rented to a Mr. C. Burnett since the 1st of December at a monthly rental of \$15.00 per month. Our statement of December rent less the usual rental fee, disbursement of \$11.09, repairs \$19.00 and Water Bill was submitted to your office on January 7th. January's rent has been paid less a further disbursement of \$26.25 for repairs which will be submitted the end of this month.

Mr. Burnett has complied with all the requirements of the City Electrician in repairing fire alarm, wire insulation and disconnecting electric current to third floor of 130 West 4th. These suites, he will not be able to rent until a complete re-wiring job is done. Also complied with the City Health Authorities' requirements in cleaning and removing rubbish from premises, repairing plumbing other than the installation of the required baths or showers which they will waive until sufficient funds have accumulated from rentals and necessary fixtures are obtainable.

Damage was done to this property on January 5th last, by a fire which took place on the adjacent property. P. H. Turner & Company Insurance adjusters estimate the damage as \$150.00 to the building known as 130 and \$250.00 to 128 1/2. Necessary instructions have been given P. H. Turner to repair damage and to date temporary repairs have been made to occupied suites affected, so that the present tenants will continue to occupy with the minimum discomfort. We will see that permanent repairs are completed as quickly as possible.

Hoping this covers the desired information, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C. J. Harstone

cjh:m

FIRE
AUTOMOBILE
AVIATION
CASUALTY
INLAND MARINE
SURVEYS
ARBITRATIONS

P. H. TURNER & CO.

INSURANCE ADJUSTERS

TELEPHONE: PA CIFIC 8348

CYCLATION SECTION	
Date	JAN 21 1943
File No.	10805
Ans.	
Referred	Gibson

210 BROAD BUILDING
470 GRANVILLE STREET
VANCOUVER, B.C.

January 20th, 1943.

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

Attention: Mr. S. M. Gibson.

Gentlemen:

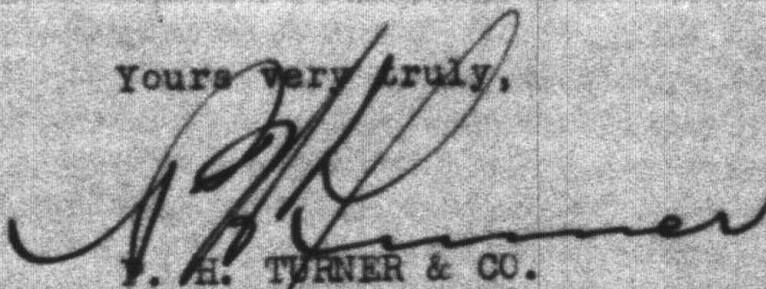
Re: Sadakichi Murata,
Your File #10805

Pursuant to our conversation of a few days ago, wherein we advised your office we were the Adjusters representing the Insurers of Sadakichi Murata, an interned Japanese. This man's property at 128 1/2 W. 4th Avenue, sustained damage by fire in the amount of \$217.80. As agreed between us, the writer is having this property repaired by Stirling & Co., General Contractors, 721 Seymour Street.

We are enclosing a Proof of Loss Form in the amount of \$217.80. Please sign this on both back and front, and return it to us at your convenience. You will note that on the reverse side of the form, we have included a direction to pay Stirling & Co. This will facilitate matters and we can then pay the Contractors direct.

Inasmuch as your office is representing the interest of this Insured, and as the Policy is made payable to the Insured, no Mortgagees are involved.

Yours very truly,


P. H. TURNER & CO.

PET/O
Encl.

10805

4th February, 1943.

P.H. Turner & Co. Ltd.,
210 Rogers Building,
470 Granville Street,
Vancouver, B.C.

Dear Sirs:-

Re: Fire Loss under Lumbermans Policy
No. 9-5791--Sadakichi MURATA

We wish to acknowledge with thanks your letter of January 20th enclosing Proof of Loss Form in connection with the loss under the above numbered Policy on property located at 130 West 4th Avenue. We are returning herewith the Proof of Loss form duly signed.

You mention in your letter that on the reverse side of the Proof of Loss form you had included direction to pay Sterling & Company \$415.80 in connection with repairs being made under this loss. Apparently you failed to type those directions on the back of the form, so you may accept this letter as your authority to make payment direct to the Contractors mentioned above.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:PM

Enc.

10805

5th February, 1943.

P.H. Turner & Company Ltd.,
210 Rogers Building,
470 Granville Street,
Vancouver, B.C.

Dear Sirs:-

Re: Fire Loss under Bankers &
Traders Policy 32-25153

We wish to acknowledge with thanks your letter of January 20th enclosing Proof of Loss Form in connection with fire damage to the above property located at 126 1/2 West 4th Avenue. We are returning herewith the Proof of Loss form duly completed with our signature.

In this case also you mention having completed directions on the reverse side of the Proof of Loss form asking for our authority to make payment direct to Sterling & Company, Contractors.

This form was not completed on the back, so kindly accept this letter as your authority to pay the Contractors direct, if that is sufficient.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:PM

Enc.

March 26th, 1943.

Mr. C. Burnett,
130 West 4th Avenue,
Vancouver, B.C.

Dear Sir:-

As requested by you we have obtained an estimate of \$70.00 to put in a new 3/4 inch pipe from the street to service 122, 123 and 130 West 4th as the existing 1/2 inch pipe does not give sufficient pressure to the many outlets attached.

Also, it has been agreed that you will assume half the cost providing that such installation does not exceed \$70.00. The approval of the Custodian has been obtained on this basis and we will give instructions for this work to be done immediately on receipt of the two copies of this letter which are attached, at the bottom of which is a copy of agreement which kindly sign verifying your consent.

Yours sincerely,

THE WESTERN CITY COMPANY LIMITED

C. J. HARSTONE

CJH:M
Encs.

I hereby agree to assume half the cost of above installation providing it does not exceed Seventy Dollars (\$70.00).

DATE March 29/43

C. Burnett

Sectional Summary

File No. 10605
Reg. No. 07125

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 11	Rents collected Commission Repairs & Maintenance Sundry per rental statement	\$ 2.25 11.09 49.00	\$ 45.00	
January 23	Ck 1562 - Premium - Local Government Guarantee Society Policy # 232009	5.00		
February 10	Rents collected Commission - Western City Repairs & Maintenance Sundry per rental statement	2.25 26.25 5.35	45.00	
February 12	Ck 1767 - Western City Co. - Premium Lumberman's Policy # 9-5791	5.00		
March 9	Ck 2125 - Balance owing to contractor for repairs at 130 W. 4th Ave. (Amount deductible clause under Lumberman's Insurance Policy # 9-5791)	25.00		
March 11	Rents collected Commission Repairs & Maintenance	2.25 35.50	45.00	
March 16	Ck 2261 - Premiums - Bankers & Traders Policy # 32-30111 " " " " # 32-30112 Lumberman's Insurance Policy # 9-5075	4.00 4.00 10.00		
March 31	Ck 2461 - Premium - Bankers & Traders Policy # 32-30312	8.00		
April 7	Rents collected Commission Sundry per rental statement	2.25 .90	45.00	
June 3	Ck 3519 - Hobson, Christie & Co. - ad. local premium Lumberman's Policy # 9-5791	.10		
June 11	Rents collected Commission Repairs & Maintenance Sundry	4.50 41.50 5.50	90.00	

File No. 10805

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1963 July 12	Rents collected Commission Repairs & Maintenance Sundry	2.25 7.10 1.80	45.00	
July 16	Cx 4258 - Premium - Lumberman's Fire Insurance Policy # 6355	10.00		
August 12	Rents collected Commission	2.25	45.00	
September 14	Rents collected Commission	2.25	45.00	
October 16	Rents collected Commission	2.25	45.00	
November 16	Cx 6261 - City of Vancouver - 1963 ² taxes	161.17		
November 19	Rents collected Commission Repairs & Maintenance	2.25 17.50	45.00	

Cx \$ 69.49

10805

July 28th, 1944

Mr. A. Larson,
325 W. 4th Avenue,
Vancouver, B.C.

Re: Catalogue No. 324
128-130 W. 4th Ave.

Dear Sir:

Confirming our telephone conversation of this morning, we enclose a letter to the tenant of the above premises, to view the property. We would point out that it must be understood that you can only view at a time convenient to the tenant.

We confirm that the taxes on this property are \$153.00 per annum and that it is assessed as follows:

Land	\$1240.00
Improvements	\$3400.00

The revenue that we obtain from the property is \$45.00 per month.

Yours truly,

P. Douet,
Administration Department.

PD/MHG
encl.

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

Vancouver, Canada

July 19th, 1945

WESTERN CITY BLDG.
544 HOWE ST.

Rec'd - July 26/45
Ans. - July 26/45
[Signature]

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

Attention Mr. P. Douet.

Re: 128, 128½ & 130 West 4th
Avenue, Vancouver, B. C.

Dear Sir:-

After inspection and viewing the damage done by the wind in ripping shingles off the roof of main building, known as 130 West 4th Avenue, and confirming our 'phone conversation when it was agreed, that due to the condition of roof in general, to recover the whole roof. Also clean and repair gutters, together with elbows and down pipes on all three buildings as they were in very bad condition.

Contacted Roofing Companies for estimates on above work and the only Company that gave us a prompt estimate and assurance that the work would be started immediately, which is essential on this job during this dry weather due to the heavy coat of moss which has to be scraped off, was the B. C. Roofing and Chimney Service, the cost of which amounts to \$190.00. Copy of their letter attached, and we authorized them to start immediately.

As arranged, the bill for the above will be paid by this firm and the monthly rental receipts will be applied against the debit.

Thanking you, we are

Yours sincerely,

THE WESTERN CITY COMPANY LIMITED

[Signature: C. J. Harstone]

C. J. HARSTONE

CJH:IJ
Encl.

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES
Vancouver, Canada

July 19, 1945.

EVACUATION SECTION	
Rec'd	JUL 20 1945
File No.	10805
Ans.	July 20 1945
WESTERN CITY COMPANY LIMITED	
Vancouver, B. C.	

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

Attention Mr. P. Douet.

Re: 128 - 128½ & 130 West 4th
Avenue, Vancouver, B. C.

Dear Sir:-

Have arranged with Mr. James Baird, 344 West 4th Avenue, to take over the above premises on a \$50.00 monthly rental basis, starting August 1st, 1945.

The third storey of the main building, 130 West 4th Avenue, has never been occupied, due to the expenditure of approximately \$225.00 to rewire to comply with the City By-laws.

Mr. Baird is prepared to do the rewiring job, repair and decorate, making the 3 suites contain therein habitable, also considerable decorating in suite on first and second floor, the decorations of which have been ruined by leaking roof and faulty gutters and down pipes. On the completion of which Mr. Baird will call for a revision of rents set 1½ years ago which was very low due to the condition of premises at the time. What this work will cost has not been ascertained but somewhere in the neighborhood of \$400 - \$500. Mr. Baird would like some assurance either in a form of lease or an agreement of reimbursement should the property be sold so that his efforts will not stand him a loss.

As advised, the Custodian valuation is \$3500.00, which is a way out of line to the condition of the property. The object of the switch is that Mr. Baird is a prospective purchaser but the funds for which he would execute the deal will not be available until late fall or early spring of next year.

Kindly sanction above arrangements so that we can assure Mr. Baird of his position. Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED.

C. J. Harstone

C. J. HARSTONE

CJH:J

10805

July 25th, 1945.

Attn: Mr. C. J. Harstone

The Western City Company Ltd.,
544 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: 128, 128₁ & 130 West 4th Avenue,
Vancouver, B.C.

With reference to your letter of July 19th relating to the roof of the main building at the above address, we confirm the arrangement made whereby the B. C. Roofing & Chimney Service do all the necessary repairs to gutters, etc., together with elbows and down pipes on all three buildings, also to completely recover the main roof with 45# Rubberoid Roofing, the total cost of this work to be \$190.00.

We are glad to note that you will arrange to pay this bill and will charge the cost up to monthly rental receipts. We suggest that you render the usual Rental Statements every three months, showing how this amount is being worked off.

We are writing you separately respecting your other letter of July 19th regarding your prop sal that Mr. Baird take over this property at a monthly rental of \$50.00 per month.

Yours truly,

P. Douet,
Administration Department

PD/ER

July 26th/45

P.S.: Since writing the above we confirm our telephone conversation of this morning with Mr. Harstone and understand you will get some sort of a guarantee from the above Roofing Company that they will "stand behind" the work they have done on the above roof. We further understand that the City authorities are inspecting these premises with a view to advising exactly what is to be done to the whole of the upper floor to enable same to be rented.

10805

July 26th, 1945.

Attn: Mr. C. J. Harstone

The Western City Company Ltd.,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: 128-128 1/2 & 130 W. 4th Avenue,
Vancouver, B. C.

Referring to your letter of July 19th regarding the taking over of the above premises by Mr. J. Baird, of 344 W. 4th Avenue, Vancouver, on a rental basis of \$50.00 per month commencing August 1st, 1945, we now understand that the City Health authorities are inspecting these premises with a view to setting out exactly what shall be done with the top floor, which can now be occupied since the roof has been completely recovered and renovated by the B. C. Roofing & Chimney Service. In line with our conversation with Mr. Harstone this morning, we think it would be as well not to commit ourselves to anything definite with Mr. Baird at this stage, until we know exactly the requirements of the City of Vancouver. We presume that the three departments, namely Building, Health and Electrical, will be involved.

There would, of course, also be the question of the Rental Control Board fixing prices for the new suites. However, all these matters we will leave to your goodselves, and before making any final arrangements kindly communicate with this office. Certainly if we agree to Mr. Baird shouldering the cost of these alterations and improvements, he will have to be given some security of tenure, but as mentioned on the 'phone, in any event we understand he will be protected until April 30th, 1946 on the basis of six months notice from October 1st, 1945. Incidentally, is our interpretation of the Rental Control Board correct as regards this type of building?

You are aware that it is the intention of this office to dispose of the remaining Vancouver properties as early as possible, but if this building is disposed of then we have little doubt that some satisfactory arrangement can be reached with Mr. Baird to reimburse him for his expenditure—all this, however, can be discussed after you have heard from the City Hall and reported to this office.

Yours truly,

P. Douet,
Administration Department

PD/ER

MEMORANDUM

File No. 10805

August 3rd, 1945.

TO: MR. F. G. SHEARS

FROM: MR. DOUET

Re: Catalogue No. 324
128-30 W. 4th Ave., Vancouver, B.C.
Lot 7, Blk. 21, D.L. 200A, Gp. 1, N.W.D., Plan 197.

Respecting F. A. Cleland's valuation of July 20th of \$2200.00 to \$2500.00 as a fair price on the present market for this property, as requested the following facts are submitted:

Assessment: Land - \$1240.00
Improvements - \$3400.00

Taxes : 1945 - \$154.35

Description: Cleland's report ably covers the description of these three old buildings.

However, respecting the penultimate paragraph of Cleland's letter, we would point out that recently we arranged with Mr. Harstone of The Western City Company Limited (agents for this property) that the upper storey of the main building, which is now unoccupied due to faulty wiring and bad condition of this part of the dwelling, be inspected by the City Hall authorities (electrical, health and building departments), with a view to necessary repairs being done so that an additional four or five small suites could be fixed up and rented.

Our letter of July 26th on file makes the situation clear. The suggested proposal is that a Mr. Baird takes over this property at \$50.00 per month and makes all necessary alterations, etc., at his expense. At the moment the property is rented for \$45.00 per month to a Mr. Miller, but he is not anxious to carry on as he finds there is much to do and too many worries connected with the tenants. We have recently had a new roof put on this building at a cost of \$190.00 odd. This was essential in any case, as in rainy weather the water just poured through the ceiling onto the first-storey floor, and then down into the ground floor rooms. One of the reasons why the top storey could not be occupied was because of the roof trouble—a good job has been done to the roof.

The minimum acceptable price on this property is \$3500.00, which the writer has always considered as far too high. It will be seen from Cleland's report that he anticipates as soon as housing conditions become normal, the City Hall authorities will condemn the entire building. However, my understanding is that it will be quite some time before this attitude is adopted by the City of Vancouver, in view of the desperate condition of housing in Vancouver—the peak of the distress in this connection has not yet been reached.

3-9-45
Cyprus
Present value 3000

Approach
Start 1944. Rent 3500
July 20 1945. Cleland 2200/2500

P.S.: I should have mentioned that this property was sold to Gordon Lin on May 18th, 1945 for \$3500.00 but on further examining the premises he found them in such a condition that heavy expenses would be involved in repairs, etc., therefore he wished to withdraw his offer. This we allowed him to do and refunded him his deposit.

PD/EM

Should like to discuss this matter with you at your convenience.

When speaking to Mr. Harstone on various occasions, he was of the opinion that if our minimum acceptable price was reduced to about \$2500.00 the building could be sold, and if in view of the roof repairs we could now get this figure, or say \$2750.00, I am of the opinion that we should accept. Mr. Harstone mentioned that Mr. Baird might be interested at about \$2500.00.

August 9th, 1945.

The Western City Co. Ltd.,
The Western City Bldg.,
544 Howe Street,
Vancouver, B. C.

Attention Mr. C. J. Harstone

Dear Sirs:-

Re: 128-30 W. 4th Ave.
Sadakichi MURATA.

With reference to your letter of the 8th instant and our telephone conversation this morning with Mr. Harstone, as arranged we have been in touch with Mr. Reusch, Acting Chief Sanitary Inspector, City Hall, respecting the demands he has made for alterations and improvements in the three buildings at the above address. We pointed out to Mr. Reusch that if everything was taken in hand as set out by him, a very heavy expenditure indeed would be involved and we suggested that he and the writer visit these premises early next week to decide the minimum amount of work to pass his requirements. We will, therefore, report to you just as soon as this meeting takes place.

In the meantime our understanding is that Mr. Baird has now taken over the premises at a rental of \$50.00 a month and that he is already making necessary alterations and additions to the first storey which up to now has been unoccupied owing to its dilapidated condition and faulty roof above -- which was recently repaired. Our understanding also is that so far as the electrical wiring is concerned, this is being taken in hand with the cognizance and approval of the Electrical Department, City Hall.

We gather that the Building Department, City Hall, may not be involved after all if requirements of the Health and Electricity Departments are met. However, should it be necessary to contact the Building Department, this will, of course, have to be done by Mr. Baird or your good selves.

The question of any reduction in the present minimum acceptable price of this property, namely \$3500.00, by the Advisory Board, is now being taken up by our Director, Mr. Shears, and we will promptly inform you of the result of his enquiries. Should in the meantime you have any definite offer for these premises, please do not hesitate to submit same that we may put same forward to the Advisory Board next meeting which we believe will be in about two weeks' time.

Yours truly,

P. Douet
Administration Department

PD:IM

10805

August 14th, 1945.

The Western City Co. Ltd.,
The Western City Bldg.,
544 Howe St.,
Vancouver, B. C.

Dear Sirs:-

Re: 128-128½-130 W. 4th Ave., Vancouver.

With further reference to your letter of the 8th instant and ours of the 9th instant, the writer visited the above premises yesterday and went over all the buildings. Later on Mr. Baird came along and we had a talk with him. We are not sure but it appears that Baird has already rented a suite on the top floor and he has gone ahead with the decorations in another room or so. We told him that under no circumstances is any suite to be rented on that floor and neither is anything further to be done on the premises until a report is received from the Electric Dept. City Hall, and the Building Dept. To the writer's surprise it would appear that the total rentals from these three buildings must be somewhere in the neighbourhood of \$140-\$150 per month. In view of the fact that we only receive \$45.00 per month, what has the operator of the building done in the way of repairs etc. to these buildings? It has always been our understanding that all necessary repairs etc. would in such cases as this, be undertaken by the operative tenant.

As an example, the front house, No. 128, rented we understand at \$17.00, the tenants in the rear building, No. 128½, have done most of their decorations themselves. We would, therefore, like to know what expenditure has been made during the last year or eighteen months on the building by Miller. We should also like a short statement showing the monthly rentals and expenses, if we decide to put in a bath at 128 and at 128½, and three baths or showers in 130 -- before doing so we propose to take up with the Rental Control Board

what increase in rent they would allow and for this reason it
is necessary for us to have a list of all monthly rentals against
the suit numbers.

Your early attention to the above will be appre-
ciated in order that no further delay may occur in handling
this matter.

Yours truly,

P. Donet
Administration Department

PD:IM

P.S. In the last paragraph of your letter you state that you
consider one bath house would accommodate all three properties.
We doubt very much whether the City Health Department would
agree to this as twelve or thirteen families are already liv-
ing on the premises and if the top floor is fully rented, this
will mean another five families.

To Custodians of
Japanese Properties

5 floor Royal Bank Bldg
Vancouver B.C.

EVACUATION SECTION	
Rec'd	AUG 17 1945
File No.	
Ans.	
Referred	Harsh.

Aug 1945
From M. E. King
29 Cowall
Vancouver
B.C.

Dear Sirs:

Re: rental of upper
floor at 130. W. 4 ave by me
from Mr. James Biard. The
entire upper floor has been
redecorated by me as agreed
with Mr. Biard. That he grant
me one months rent for the
work. now after 2 rooms being
redecorated he has given me
orders to refrain from further work.
That the custodians; made agreement
with him to redecorate. and that
he will grant me the allowance
for the work that I already
sustained, one months rent.

I wish that you demand from
him all receipts that has been
spent on the work there.

2/ as I have all the receipts
to hand. with me. now he
has been stalling when I asked
him to give me receipt for one
months rent, for service rendered
him for redecorating the above
rooms. and tell me to say
he did it. before you accept
his offer that he did it
he has to grant me one
months rent for the above
upper floor. and I will in
return sign over and hand
the receipts to him James Beard.
and he can then deal with
you people. I do not wish
to take him to court over small
matter such as this, although
I do not feel it is right that
I spend for paint wall paper and
work and he be given credit
for. as he promised me one months

3/ rent for if I turn over the
receipts to him. which it
was satisfactory with me.
now he told me that Custodians
do not require the receipts
from him for that work,
and are trusting his word
for it. Mrs Bivard is rather

head man to deal with.
I believe that if you demand
all the receipts from him for
work done to the above premises
he will then allow me month
rent, and will give me receipt
for that month's rent. before
I will turn over to him
receipts for expense I sustained
redecorating those 2 rooms.
so before you give him any
allowance demand from him all
receipts. then he will grant me
the allowance he agreed to. and
I will turn over to him all the receipts
for work there. Mary Ellen

I can make an appointment
with you and from there
you the clean work I look
down to the room and look
all receipts with me how to track
it.

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR



VANCOUVER, B.C.

EVACUATION SECTION
TELEPHONE: FAIRMONT 2711
Rec'd AUG 23 1945
File No. 24/755
Ans. [Signature]
Referred [Signature]

22nd August, 1945. *out by air*

Ref. Your File #10805

Mr. P. Douet,
Administration Department,
Japanese Evacuation Dept.,
506 Royal Bank Building,
City.

Dear Sir: Re: 128-128¹/₂-130 W. 4th Ave.

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

An inspection has been made of the
above properties and the report indicates these
buildings are of obsolete type and I might say,
in my opinion, extensive alterations are not
warranted.

In so far as the foundations are con-
cerned no structural safety appears to be affec-
ted at the present time, but there are signs of
decay in some of the underpinning and it would
be advisable to have the underpinning checked and
repaired where required.

In regard to the attic storey of the
main building, I cannot see my way clear to sanc-
tion its occupancy for habitation considering the
class of construction.

Yours truly,

[Signature]
BUILDING INSPECTOR

*These
inspections
not to be
warranted*
AH/KM

CITY ELECTRICIAN'S OFFICE

L. H. MILLER
CITY ELECTRICIAN



EVACUATION SECTION	
REC'D	AUG 25 1945
File No.	
Ans.	
Refused	

Handwritten signatures and initials are present over the stamp.

VANCOUVER, B.C.

August 23rd, 1945

FILE #3618

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

Attention: Mr. P. Douet

Re: 128, 128½, and 130 West 4th Avenue

Dear Sir:

This will acknowledge receipt of your letter dated the 16th of August last, requesting an inspection of the electrical wiring in premises at the above address.

With reference to the above, I wish to advise that the requested inspection has been made, and would suggest that you make an appointment with our Chief Inspector Mr. Sanderson, who will be willing to give you a detailed account of the conditions regarding electrical wiring, existing in the above mentioned buildings.

Yours truly,

L. H. Miller
CITY ELECTRICIAN

/MN

Journal

Remains very much the same

on 1st. 1898

Have light to the north

They are not very much

any more

the last box - new arrivals

130.

(note to the same)

Remains the same. Light to the north
They are not very much

#128 1/2

#128 -

the last arrivals etc.

10805

August 24th, 1945.

Attn: A. Haggart,
Building Inspector.

City of Vancouver,
Building Department,
City Hall,
453 W. 12th Avenue,
Vancouver, B. C.

Dear Sirs: Re: 128-128 $\frac{1}{2}$ -130 W. 4th Avenue,
 Vancouver, B. C.

We thank you for your letter of the 22nd instant and have noted carefully what you say regarding the above property. Confirming our telephone conversation this morning, unfortunately through a misunderstanding our agents have allowed a family to occupy the top storey of the main building, but in view of what you say we will do our best to have these people vacate the premises as early as possible. This may, however, take some little time due to the present shortage of accommodation.

Our understanding is that irrespective of what report we may receive from the Electrical or Health Departments of the City Hall, in view of the fire risk involved you will not agree to occupation of this third storey, and we will be guided accordingly.

Yours truly,

P. Douet,
Administration Department

PD/ER

10805

August 24th, 1945.

Attn: Mr. Harstone

The Western City Company,
544 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: 128-128 1/2-130 W. 4th Ave., Vancouver, B.C.

With reference to the second paragraph of our letter of August 14th, we find that inadvertently the following words were omitted in the second line of this paragraph after "at \$17.00,"

'is in a deplorable condition, the interior of the house
being in a most dilapidated state'

Kindly insert the above wording and oblige. Since writing our above-mentioned letter we have spoken to Mr. Baird, who admits that he has rented the whole of the third storey for \$30.00 per month. Baird declares he has done a lot of work on this top floor but the tenant, Mack Elliney, has written us to the effect that it is he that has redecorated the top floor, and he agreed with Mr. Baird that he be allowed one month's rent, namely \$30.00, for the work. He has written us a long letter on the whole matter which, if true, does not reflect creditably on Baird.

In the meantime, the Building Department, City of Vancouver, has written us as follows:

"An inspection has been made of the above properties and the report indicates these buildings are of obsolete type and I might say, in my opinion, extensive alterations are not warranted.

Insofar as the foundations are concerned no structural safety appears to be affected at the present time, but there are signs of decay in some of the underpinning and it would be advisable to have the underpinning checked and repaired where required.

In regard to the attic storey of the main building, I cannot see my way clear to sanction its occupancy for habitation considering the class of construction."

and on telephoning Mr. Haggart this morning asking him finally if it was his intention that this top storey should not be rented, he confirmed his previous views and informed us that we must arrange to get the tenants out from this top storey as soon as possible. We would here say that at no time did we

Finally agree that Mr. Baird should take over, least of all that he should rent the top floor when we have no confirmation from either the Electrical, Building or Health Departments that this portion of the main building could be occupied.

We now find to our great surprise that, including the \$30.00 for the top floor, the total rent of the three buildings is over \$170.00 per month and any tentative suggestion regarding Baird's taking over the premises at \$50.00 per month always assumed that several hundred dollars would be spent by him on the property.

We learn that Baird has collected August rents amounting to \$176.00, plus \$30.00 from Mack Elliney for the third storey. In view of what has happened with Baird, we are not in favour of having him run this property and we wish you to ascertain exactly what money Baird has spent since he took over. We consider very little, as when the writer visited the premises on two occasions recently he found that none of the toilets were working properly, and the garage was lying about with the result that the writer ordered two heavy bins to be delivered at once to the premises in order to take care of the extra garbage.

We feel it will be necessary for Mr. Baird to refund a portion of the \$176.00 he collected, and that you either collect future rents yourselves, charging us, if necessary, a small extra sum per month for such collections, or that you revert to the arrangement whereby Mr. Miller collects.

In connection with the previous arrangement made with Mr. Miller, the writer would like to have a talk with Mr. Harstone at the earliest opportunity. In any event, we shall have to meet to discuss this whole matter.

Yours truly,

P. Donet,
Administration Department

PD/ER

Custodians for Japanese
Property 5 floor
The Royal Bank Bldg
c/o Mr. Dewey.

Aug 28-45
EVACUATION SECTION
Rec'd AUG 30 1945
File No. 8803
Name Ellinger
Address
Religion

Dear Sirs: Re: 130 W. 4 ave apartment
house. I wish to say that I am willing
to rent the intial place. providing that
it is satisfactory with you.
I am a tenant of Walsh, Houses: & Roy, Co.
13 floor The Royal Bank Bldg. for the past
five years am renting store for Barber ^{Business}
Mrs. Walsh; will give you recommendation
about me as reliable tenant.
I might be interested to purchase the property
providing that it is not condemned for future
uses. for as Mr. Biond or Mr. Miller are
concerned neigths is a prospective
tenant to take charge; as they both are
just after what they can get out of the
place; but neigths takes enough interest
to maintain the place in proper condition.
or to improve the premises.
Mr. Miller has tried to discourage me
from moving in there. so that no
one can rent, that he have about

To Custodians
of Japanese Property
5 floor

The Royal Bank Bldg
Vancouver B.C.

c/o Mr. Deuring

Aug 30-45
Mark Ellery
329 Cornwall St.
Vancouver B.C.

EVACUATION SECTION	
Recd.	AUG 31 1945
File No.	329
Ans.	
Referred	Dauch

Dear Sir:

Re: the 130-4 ave
apartment house which I am subrenting
from Mr. James Baird, entire upper floor.
I wish to say that Mr. Baird
has proven to me by legal
documents from custodians that
he is at present legal tenant
of the above premises, and
that he legally subletting to me
the entire upper floor; through rental
board; with legal permit issued
to him and me, and being
approved by Health Authorities
as being livable premises

✓ after it is redecorated tight and
water connected. now Mr. Baird
has had an agreement with
me that he will allow me
one months rent for redecorating
the above upper floor and that
he pay for the materials spent
on the place. which on any ³⁰
• he did, he has allowed me
September months rent, also
paying for all materials.

• which he now has all receipts
for that purpose. I am cleared
as to any claims for work done
• there. and have no claims for
work done there to date.

the matter now stands that Mr. Baird
• has paid me for work done there,
as well as he paid for materials
used there. all by orders from him.
now you should of not allow him
the contents of any connections

3) I had with you regarding
this matter. as we understood.
now in future if Mr James Baird
is terminated in future. only
then will I be interested in
renting the intire Premises. that
may it stands now. he is legal
tenant at the above Premises.
and I do not wish to arrive,
anything. or reveal to Mr. Baird.
that I had any attempts to do this.
or that I had any connection
regarding this matter with you.
Only now it stands that he legally
connct water & toilet to the upper floor.
and if Mr, James Baird Terminates as
a tenant for 130. w. & cte. I will
be more then glad to talk it
over with you in regards to renting
the Premises. sincerely yours,
sign Mack Elling

MEMORANDUM

September 6th, 1945.

TO: File No. 10805

FROM: Mr. Douet

Re: 128-128 1/2-130 W. 4th Ave., Vancouver, B.C.

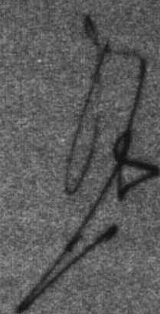
I called on Mr. Harstone, of the Western City Company Limited, yesterday in order to clarify the position relating to revenue and expenditure at the above premises.

Mr. Harstone informed me that the original arrangement made was that Miller, one of the tenants on the ground floor, was to take over the premises at a rental of \$45.00 per month, he to do the necessary normal repairs, pay for all electricity used, water and scavenging bills. This arrangement dated from February 1944. After a short while it was found that Miller was not proving very satisfactory and Western City Company were obliged to see to the repairs, etc., but Miller continued to collect the rents, was given a free suite (value of \$17.00 per month) and paid \$13.00 per month for looking after the premises. In the meantime Western City Company continued to pay us \$45.00 per month and attached is a copy of statement prepared by Mr. Harstone, which shows the revenues received from rentals and expenses involved in handling this property from February 1944 to July 1945.

From August 1st, 1945 the premises have been rented to a Mr. Baird at \$50.00 per month, he to see to all necessary repairs, pay all electric light, water and scavenging bills. This property, together with other unsold properties of this nature, will in all probability be the subject of a special advertisement about the end of this month or early October when it is hoped that an early sale will be effected.

It is understood that in the meantime Baird will have to do whatever is necessary to comply with any requirements of the three Departments of the City Hall, namely Building, Health and Electrical.

PD/ER



STATEMENT

File No. 10805

Sept. 6/45

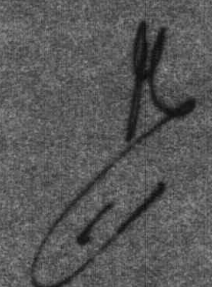
Re: 128-128 $\frac{1}{2}$ -130 W. 4th Avenue,
Vancouver, B. C.

Statement showing Revenues and Expenditures on the above
property from the time Mr. Miller took over the premises
in February 1944 to July 1945.

	1. Monthly Revenue	2. Total Expenditure (Inc. \$45.00 month paid to Custodian's Office)	3. Repairs paid by Western City and/or Mr. Miller (these re- pairs included under Col. 2)
<u>1944</u>			
February	\$107.70	\$104.68	\$ 59.68
March	106.00	124.80	42.12
April	84.50	92.48	2.02
May	115.50	106.53	44.74
June	120.10	102.62	28.03
July	105.50	114.02	13.00
August	108.75	98.45	- -
September	97.40	105.70	26.00
October	87.50	120.63	14.82
November	119.90	112.15	26.77
December	113.15	99.05	- -
<u>1945</u>			
January	108.80	108.00	14.20
February	100.80	111.65	21.35
March	111.00	118.18	20.58
April	111.00	103.26	- -
May	100.00	88.59	- -
June	121.00	109.53	.95
July	118.00	100.28	25.27
	<u>\$1,936.60</u>	<u>\$1,920.60</u>	<u>\$339.45</u>

NOTE:

There were certain drain and plumbing items amounting to \$90.94 incurred during this period and in view of the nature of this work which could be classed as partly structural, we agreed to pay fifty per cent of such charges, our portion being \$45.47.



10805

6th September, 1945.

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

Dear Sirs:

Re: Catalogue No. 324
128-30 West 4th Avenue

Some months ago you were interested on behalf of your client, Mr. Gordon Lin, in the purchase of the above property. However, on June 8th you advised us that due to cost of repairs and reconditioning your client wished to withdraw his offer.

At the time you made your offer our minimum price was \$3,500.00, but for your information we are writing to advise you that this minimum has now been reduced to \$2,750.00.

We are writing to some other parties who have previously expressed an interest in this property, but if you are still interested in the purchase of this property, subject to other offers and prior sale, favourable consideration will be given to an offer of not less than \$2,750.00.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

Go Custodians of alms
Property

5 floor Royal Bank Bldg. 6.1945
c/o my Drawing 10805

Sept 5-45
Mark Elting
329 Cornwall
Vancouver
B.C.

Dear Sir: Re, Property 130;4 ork

please inform me whether there
is anything going to be done to
the above premises. I have
submitted a plumber also Electrician
to the upper floor. who is willing
to connect water also toilet and
fix Electric. providing he is
paid. now if I pay him it will
have to come out of future rent.
or I will send him to you.
as there is nothing has been done.
yet. I did fix fire exists. I can
arrange to connect Plumbing only
I need to know who will pay
that. Mr. David Brockmeyer says
saying he is in charge of the
above place but does not do
anything, that also has to
be nailed lumber

is to bottom wall of Bldg as
rats has infested the premises
from below. as lumber seen
torn of all along the lower part
of east wall. I can do that
provided I get orders from you
to do that. there also is
complaints from all tenants
here that this suites need
reddecorating badly also Hall
painted on second floor. on
front suite second floor Mr Johnson
complaints his wall leaks through
boards from outside turn off.
Please inform me if I was to
take charge and rent the above
premises I will do all this
work. only your job would be
about, plaster. this minor repair
work I can look after, Can phone
or call at 329 Carroll St. me.
Sincerely yours sign Mel Elling.

September 7th, 1945

Re: 128-128½-130 W. 4th Avenue, Vancouver, B.C.
File No. 10805.

Statement of Rentals given to Mr. Douet by Mr. Baird on August 22nd,
1945.

128 W. 4th Avenue - Front Building:

Mrs. Ormandy \$17.00 per month

128½ W. 4th Avenue - Rear Dwelling:

Suite 1 -Mr. Smith	9.00	"
" 2 -Mr. Minett	13.00	"
" 3 -Mr. Ruddick	12.00	"

130 W. 4th Avenue - Main Building:

Ground Floor:

Mr. Miller	17.00	"
Mr. Knox	14.50	"
Mr. Wright	8.00	"

2nd Floor:

Mr. Knudson	11.50	"
Mrs. Thomas	12.00	"
Mr. Olson	11.00	"
Mrs. Jewison	11.00	"
Suite recently added (name of tenant unknown)	12.00	"

3rd Floor: (Attic)

Mack Elliney	30.00	"
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Total - - - - -	\$178.00	"
-----------------	----------	---

September 7th, 1945.

Attn: Mr. C. J. Harstone

The Western City Co. Ltd.
544 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: 128-128 1/2-130 W. 4th Ave., Vancouver, B. C.

Respecting the writer's call on you on Wednesday afternoon and our telephone conversation of yesterday, we think that Baird, by his manner, has upset all the tenants at the above premises and we would much prefer his not operating the property. If he shows any inclination at all not to carry on, then we certainly think he should be allowed to drop out, and in the meantime get Miller to operate the place.

In any event, as arranged, it is to be understood that if Baird operates these premises, paying us \$50.00 per month, he must be responsible to the Health, Fire and Building Departments of the City Hall, and in this connection we attach in duplicate a copy of a letter from the above Building Department dated August 22nd, 1945 and would add that on speaking to Mr. Haggart, Building Inspector, on the telephone he confirmed that within the next two or three months the attic storey of the main building must have no tenant in same.

Respecting the wiring, we also attach in duplicate a copy of a memo stating what is required by the Electrical Department, City Hall, and we shall be glad if you will pass a copy of this memo and a copy of the above-mentioned letter on to Mr. Baird immediately, that he may know the position exactly.

As regard the Health Department, he has already had letters stating what has to be done.

Our understanding is that the total revenue from these three dwellings amounts to \$178.00 per month, as per copy of statement attached, and that total expenses in operating the property, including the \$50.00 per month that Baird pays us, is not more than \$90.00 per month. Allowing, say, \$10.00 per month for odd repairs and expenses there is a very good margin, and as mentioned to Mr. Harstone we are not prepared to let Baird operate unless he keeps the property in good condition and does what is required by the City Hall. When the writer visited the building recently all toilets were leaking and there were obvious odd repairs that Baird certainly should have put in hand, bearing in mind that he took over the premises on August 1st and had already received over \$170.00 in rent. If

Baird has now collected September rents then he has received over \$350.00, less the allowance of one month's rent, namely \$30.00, to the occupant of the attic storey. We would like to know just what Baird has spent since he took over from August 1st--will you kindly therefore obtain this information for us within the next few days? We think Baird wants watching carefully and we trust you will make it clear to him that if he stays on he is only operating on a monthly basis, and in the event of the property being sold the arrangement with him would terminate at the end of the month within which the property was sold. There should be no difficulty regarding this, in view of the fact that he is not living on the premises. We return your original statement of revenue and expenditure relating to this property, which you loaned the writer, a copy of which we have made for our records.

We confirm having advised you that the Advisory Committee have reduced the minimum acceptable price for this property from \$3500.00 to \$2750.00, and with this considerable reduction we are hopeful that either you or other parties interested will now be able to dispose of this property.

Yours truly,

P. Donet,
Administration Department

PD/ER
Encs.

REED, PHIPPS & DAVIES REALTY CO., LTD.

TELEPHONE
MARINE 1245
INSURANCE-REAL ESTATE

839 WEST HASTINGS ST.
Vancouver, Canada

Rec'd	SEP 8 1945
File No.	10805
By	Mr. Shears

Sept. 7th, 1945.

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

Dear Sir:

Re: Catalogue No. 324
128-50 West 4th Avenue

With reference to your letter of the 6th instant
File 10805 in connection with the above property.

On behalf of our client, Mr. Gordon Lim, we wish
to advise that Mr. Lim is not interested in purchasing this
property at the reduced price of \$2750.00.

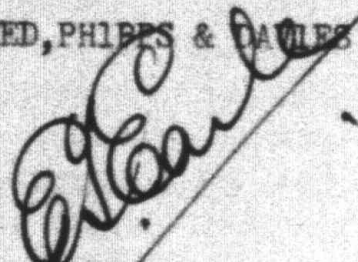
Mr. Lim feels that cost of repairs would be too
high with added possibility of the City requiring further
alterations and improvements to comply with City By-Laws.
There is also the possibility of the buildings being con-
demned.

Mr. Lim would, however, consider a price of \$2000.00
should you find that you are unable to dispose of the property
at a higher figure.

Thanking you, we are,

Yours very truly,

REED, PHIPPS & DAVIES REALTY CO. LTD.



E.S. EARLE.

ESE/MT

10805 ✓

Octob r 4th, 1945.

Mr. Lee Karst,
872 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: 128-128₂-130 W. 4th Avenue,
Vancouver, B. C.

With reference to your call yesterday, we attach a copy of a memorandum dated September 5th which should give you all the information you require regarding the electrical wiring to be done at these buildings.

As explained to you, the third floor of this building is occupied at the moment and rented for \$30.00 per month. The Building Department insist that this top storey shall be left empty and the present tenant will be vacated as soon as practicable. The Building Department inform us that there are signs of decay in some of the under-pinnings and it would be advisable to have the under-pinnings checked and repaired where necessary.

So far as the Health Department is concerned, you will have to get in touch with the Chief Sanitary Inspector at the City Hall regarding their requirements but, briefly, a bath or shower will have to be installed in each of the two small buildings. So far as the main building is concerned, ~~we~~ recommend that one bath or shower be provided on each floor and wherever possible sinks should be installed in each suite. Hot water service would have to be provided for the baths or showers.

Excluding the rental from the top floor of the main building, the total revenue from this property is at the moment about \$140.00 per month and expenditure in the neighborhood of \$80.00 or \$90.00 per month. With this information before you no doubt you will be in a position to make an offer for this property if, after inspection of same, you find you are sufficiently interested.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

MEMORANDUM

TO: Mr. F. G. Shears

FROM: Mr. Doust

October 5th, 1945.

Re: 128-128 $\frac{1}{2}$ -130 West 4th Avenue, Vancouver, B.C.
Lot 7, Blk. 21, D. L. 290"A", Group 1, N.W.D.

With further reference to the above property the assessment and appraisals being as follows:

Assessment: Land - \$1240.00
Imp. - \$3400.00
Taxes : 1945 - \$ 154.35

Appraisals:
Feb. 28, 1944 - Pemberton - \$3500.00
July 20/45 - Cleland - \$2200.00/2500.00

Rented for \$50.00 per month; water, etc., account of tenant.

It will be recalled that the CPW was reduced on August 29th last from \$3500.00 to \$2750.00. Various people previously interested in this property have been approached but no acceptable offer has been received. Mr. Hawbolt, of McGarron & Hawbolt, telephoned me the other day and said that two clients of theirs had looked at the property but found that such heavy expenditure would have to be incurred that they would not entertain purchasing the property.

The only offer we have is through Reed, Phipps & Davies, who advise that their client, Mr. Lin, who was previously interested in this property would be willing to purchase for \$2000.00, and it is because of this offer and the alterations and repairs now demanded that I am troubling you again about this property.

For ready reference I am attaching memos and letters from the Building, Electrical and Health Departments of the City Hall. The expenditure involved, I am informed, would be somewhere between \$1000.00 and \$1500.00, and when speaking to me over the telephone Mr. Haggart, the chief of the Building Department at the City Hall, told me that the main building would have been condemned a long time back but for the shortage of housing.

After you have perused the correspondence from the City Hall I think you will agree we will be well advised to get rid of this building if we can for \$2000.00 and I would mention that when speaking on the telephone to Mr. Cleland recently he was of the opinion that if we could get a cash offer of \$2000.00 he considers we would be well advised to accept same. Mr. Lin is fully aware of the condition of these buildings.

In Mr. Cleland's valuation of July 20th, 1945, he stated:

"All the buildings are very old and in very poor condition; nothing more than a fire trap and a menace to health. It is my opinion that as soon as housing conditions become normal, the Building and Health inspectors will have the entire buildings condemned."

FD/ER

48.

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES

WESTERN CITY BLDG.
544 HOWE ST.

Vancouver, Canada

October 15th, 1945

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

Attention Mr. P. Doust

Re: 123 - 123 1/2 & 130 West 4th Ave.
Vancouver, B. C.

Dear Sir:-

With reference to yours of the 4th instant,
Mr. Baird has expended to date \$207.96 as follows:

Labour	\$75.00
Plumbing Labor & Material	65.00
Electrician Labor & Material	16.00
Material	51.96

\$207.96

The above entails installing new toilet and sink on top floor of 130, also replacing certain water pipes due to corrosion as top floor pressure was not sufficient. Redecorating top floor, also four other suites are in process of being redecorated.

Also, understand, at Mr. Baird's request the Electrical Health and Building Authorities have made further inspections and are satisfied with the work that is being done.

Rent collected and outstanding amount to \$190.00, that is - June \$45.00, July \$45.00, August \$50.00, September \$50.00. October rent has not been received to date but on receipt of same a rental statement will be issued for revenue will then exceed the outlay for roofing.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone

C. J. HARSTONE

CJH:IJ

10605

October 31, 1945.

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

Dear Sirs:

Re: Catalogue No. 324
128-30 West 4th Ave.
7/21/203-A

Your letter of October 10th enclosing cheque for \$2,250.00, and your revised offer of October 18th to purchase the above property for the sum of \$2,500.00, have been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$250.00.

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

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

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

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

In your letter of October 10th you have advised us that you have acquainted the purchaser with the demands of the various City Hall Departments, so we now take it for granted that the purchaser is fully informed in regard to the condition of the building.

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]
F. G. Shears
Director.

10305

November 5, 1945.

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

Dear Sirs:

No: Catalogue No. 324
128-30 West 4th Ave.
7/21/200-A

This will acknowledge receipt of your letter of November 2nd in which you enclosed the cheque of Joseph and Mary Klecsek for \$250.00. We have now received a total of \$2,500.00, being the full amount of the purchase price of the above property.

We note that you request this property to be registered in the names of Joseph Klecsek, carpenter, and his wife, Mary Klecsek, as Joint Tenants, both of 324 East 24th Avenue, Vancouver, B. C., British Subjects.

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.

GP:EB

10805

November 15, 1945.

Mr. Sadakichi MURATA,
Registration No. 07125,
Sleean, B. C.

Dear Sir:

Re: Catalogue No. 324
128-30 West 4th Ave.
7/21/200-A

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$2,500.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

10805

December 4th, 1945.

Attn: Mr. C. J. Harstone

The Western City Company Ltd.,
544 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: 128-130 W. 4th Ave., Vancouver, B. C.

With reference to our conversation this morning respecting rental payments at the above premises, we understand that you have on hand the following:

June rent (from Mr. Millar)	\$45.00
July rent " "	\$45.00
August rent (from Mr. Baird)	\$50.00
September rent " "	\$50.00

making a total of \$190.00. On thinking this matter over further, in view of the fact that it was only on November 28th that Mr. Baird was advised that this property was sold as of November 5th, 1945, we shall be glad if when you visit Mr. Baird, as we understand you will be doing immediately, you will obtain from him rent for the months of October and November, leaving him to settle with the new owners matters relating to his tenancy as from December 1st.

You will understand that in the circumstances we are at least responsible for rent up to the end of November, and as we are shortly making up our adjustments with regard to this sale we trust you will be successful in obtaining from Mr. Baird the \$100.00 involved. We understand that since taking over on August 1st the rentals received by Mr. Baird have been approximately \$160.00 per month, making a total of about \$800.00 including December rent, which we understand Baird is now collecting.

We further understand Mr. Baird's expenses are in the neighborhood of \$100.00 per month (this figure including the \$50.00 per month he pays to you for rent). You indicated that Baird had spent rather more than \$300.00 on repairs and decorating since he took over on August 1st, and while we appreciate that in these circumstances there is very little in it for Mr. Baird he was aware of the conditions under which he took over and was cognizant of the fact that the property might be sold at any time.

As mentioned, the property was sold subject to existing tenancy and possibly Baird may be able to continue his tenancy for some months. He would certainly be in a better position if he could show that his rent is paid to the end of November, thus putting him in the clear so far as you and we are concerned.

Handwritten:
Harstone
advised
at 11:00 AM
by Baird
statement
follows
12/9/45

PD/BI

P. Donet,
Administration Department.

Yours truly,

We shall await with interest your comments on this matter.

Western City Company Ltd.

- 2 -

Dec. 7, 1975.

Catalogue No. 324
File No. 10805
128-30 West 4th Ave., Vancouver
7/21/200-A

December 14, 1945.

JOSEPH MLECZEK & HANI MLECZEK
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 5, 1945)

	DEBIT	CREDIT
Purchase price	\$2,500.00	
Cheques received		\$2,500.00
<u>Amount of rent collected</u>		
November 5th to November 30th - $26/30 \times \$47.50$		41.17
Registration fees on deed - \$2,500.00	9.25	
Insurance premium #238009 (Ex. 29/12/45)	.24	
Insurance premium #32-30111 (Ex. 19/1/46)	.80	
Insurance premium #32-30112 (Ex. 19/1/46)	.27	
Insurance premium #7-6075 (Ex. 19/1/46)	.68	
Insurance premium #32-30312 (Ex. 29/3/46)	1.05	
Insurance premium #9-6355 (Ex. 16/7/46)	2.31	
Purchaser's proportion of 1945 taxes paid - $57/365 \times \$154.35$	24.10	
Balance owing to purchaser	2.47	
	<u>\$2,541.17</u>	<u>\$2,541.17</u>

BALANCE OWING TO PURCHASER \$2.47

10805

February 7, 1946

Mr. Sadakichi MURATA,
Registration No. 07125,
Slocan, B. C.

Dear Sir:

Re: Catalogue No. 324
128-30 W. 4th Ave., Vancouver, B.C.
Lot 7, Block 21, D. L. 200A.

With reference to our letter of November 15, 1945, and subsequent correspondence relating to the sale of the above property, based on an independent valuation, we now enclose for your records a detailed statement showing the net proceeds from this sale, the amount being \$2385.45.

We also enclose a statement of your account which shows that at present you have a credit balance of \$2217.36, which figure checks with that advised you in our letter of January 18, 1946 when we forwarded your monthly remittance for February.

Yours truly,

P. Douet,
Administration Department

PD/ER

Enc. 2

cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Name: **SURATA, Sadakichi**Catalogue No: **Cat. No. 324**File No: **10805**Street Address: **128-30 W. 4th Avenue, Vancouver, B. C.**Reg. No: **07125**Legal Description: **Lot 7, Blk. 21, D.L. 200A**Date of Sale and Adjustments **November 5th, 1945**DebitCreditSale Price **\$ 2500.00**Real Estate Agents Commission **125.00**Charge for Valuation **12.50**Charge for Advertising **4.00**Land Registry Office Transmission Fee **2.50**

Encumbrances:

~~Insurance~~~~Mortgage~~~~Income Tax~~~~Other Charges~~

Adjustments:

Fire Insurance **5.35**Taxes **24.10**~~Interest~~144.002529.45

Net Proceeds credited to your account

\$ 2385.45Date:..... **February 6, 1946**Compiled by:..... **George Peters**

File No. 10605
Reg. No. 07125

Reveloht MUPATA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 November 19	Balance as per statement sent		\$ 69.49	
December 10	Rents collected Less Agent's commission	2.25	45.00	
1944 December 29	Land Registry Office - Certificate of Encumbrance Taxes Rents collected Agent's commission Repairs Insurance premium Cheques to you - 12 @ \$20.00 each	1.00 310.64 28.25 22.47 7.70 240.00	565.00	
1945 January 23	Cheque to you	40.00		
March 23	Cheques to you - 2 @ \$20.00 each	40.00		
June 11	Cheque to you	14.00		
June 16	Cheque to you	46.00		
August 23	Cheques to you - 2 @ \$20.00 each Rents collected Agent's commission Repairs Taxes	40.00 11.25 249.00 154.35	225.00	
November 5	Balance rents to date, net		234.33	
November 9	Credit re Sale of Property		2,385.45	
November 30	Cheque to you	40.00		
January 19	Cheque to you	20.00		
January 19	Cheque to you - 2 @ \$20.00 each	40.00		
		<u>\$1,306.91</u>	<u>\$3,924.27</u>	

Catalogue No. 324
File No. 10805
128-30 West 4th Ave., Vancouver, B.C.
7/21/200-A
Certificate of Title No. 136090-L

I hereby acknowledge receipt of Certificate of
Title No. 136090-L and agree that all adjustments and incidents
in connection with the above sale have been settled.

Dated at Vancouver B.C., this 7th day of January 1946

Signed McLaron & Hewitt
J. A. McLaron,

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET
VANCOUVER, B.C.

January 7th. 1946.

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

Dear Sir; Re. Catalogue # 324.
 128-30 West 4th Av.

This is your authority to deliver Title of
the above property to McCarron & Hawbolt, 350 W. Pender
st. together with Insurance policies.

Signed. *E. A. McCrek*

Mary McCrek