

11774

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 11774

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: SHIMOTAKAHARA Shin (Mrs. Kozo)
HOME ADDRESS: 210 Powell Street, Vancouver, B. C.
former address: 1245 West 10th Avenue, Vancouver, B. C.
REGISTRATION NUMBER 07570 SEX: Female AGE: 53
OCCUPATION: Housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: none
MARRIED? yes
NAME OF WIFE OR HUSBAND: Kozo
ADDRESS OF WIFE OR HUSBAND: same as above
NAMES OF ANY LIVING CHILDREN: 1. Vernon Shinichi (M)
2. George (M)
3. Sachi (F)
ADDRESS OF CHILDREN: 1. Twin Falls, Idaho, U.S.A. 2. Montreal, Quebec.
3. 210 Powell Street.
AGE OF CHILDREN: 24, 22, 17 years.

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

1. LOCATION AND DESCRIPTION: 1. 210 Powell Street, City of Vancouver,
Lot 1, block 5, district lot 196. Title deed number unknown.
1245 West 10th Avenue, City of Vancouver, lot 15, block 353, district
lot 526. Title deed number unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1. One 2 storey building. Front brick
and back frame. (4 stores downstairs and 17 rooms upstairs).
2. One 8 room, 2 storey, wooden house. 1 garage.

FIRE INSURANCE: \$73.42 premium on plate glass windows
at 210 Powell St. policy in agents possession 1. 210 Powell Street. Brick part
Insurance Co. Back part of building (frame) \$3000.00. Wellington Fire
Insurance Co. 2. \$4000.00 for house and furniture Pacific Fire Insurance Co.
All details of policies unknown. All policies in hands of agent Johnson & Reeve.
4. TAXES (Amount and where payable): 1. \$1515.96 payable City of Vancouver.
1942, paid. 2. \$124.89 payable City of Vancouver. 1942 paid.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none

6. OCCUPANCY AND LEASES (If vacant so state): 1. Occupied by declarant when she is
evacuated the house will be rented by the agent, Johnson & Reeve, 602 W. Hastings
Street. family of (New Denver)
2. Occupied by Dr. Arnold Francis. Rented to Dr. Francis for one year at
\$55.00 per month. Rented on September 1. 1st months rent paid. Lease drawn up
by Johnson & Reeve, 602 W. Hastings Street. Furniture rented with the house.

title
Both ~~xxxx~~ deeds in safety deposit
box at the Bank of Montreal, Main
and Hastings.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Husband has joint interest with
declarant.

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

none

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

none

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

CLAIM ON ANY SUCH PROPERTY

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

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) _____

One ~~\$500~~ \$500.00 Victory Bond. In own possession.

8. BANK ACCOUNTS: _____

none

9. LIFE INSURANCE: Manufacturers Life Insurance Co. \$1000.00. Policy ~~in~~
in own possession, number unknown. Beneficiary husband, Kozo.

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 9th day of October 1942.

(Signature)

Shin Shimotake

D.M. Chope.
Witness

FOR DEPARTMENTAL USE _____

PD 11/2/42
INFORMATION FROM R.C.M.P.

Date

Aug. 31/42

Our File No.

11274

Full Name

SHINOTAKAHARA

(Shin)

Mrs. Kozo

(Surname in Block Letters)

Registration No.

07570

Male - Female
(check)

Age

Nov. 27, 1888

Former Address

1245 - 77 - 10th Ave., City

Date Evacuated

15/10/42

Naturalized - Canadian-Born - National
(check)

Present Address

Kaslo, B.C.

Married - Single
(check)

Name of Wife

Kayo - 07571

Name of Husband

Kozo

Name of Mother

FUKUDA, Taki Japan

Name of Father

KUSAMA Taki

Names of Children under 16

All husbands Taki

Requested by

CCF

Registered with Custodian

yes
(Yes or No)

Additional Information

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mrs. Shin Shimotakahara

File No. 11774

Reg. No.

Company Manufacturers Life Ins. Co.

Agency Vancouver

Policy No. 436,886

Premium - \$ 57.00

Payable: Annually, Semi-annually or monthly

Month June Day 19th

REMARKS:

(See also File 11773)

[illegible]

MINISTARAH, B.C.
MINISTARAH, B.C.
MINISTARAH, B.C.

Filed Under

1977
1977
1977

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Insurance Co.	<i>Cancelled. Feb 7/44</i> 3690	\$6000.	Dec.	15	1944	202-204 Main St. Vancouver, B.C.
Union Assurance Society Ltd.	<i>Revised Pol # 221532 - Union Assurance</i> 209712	\$1000.	Dec.	23	1943	202-204 Main St. & 206 Powell Street, Vancouver, B.C.
Union Assurance Society Ltd.	<i>Revised Pol # 221532 - Union Assurance</i> 209711	\$1,000.	Dec.	23	1943	Lot 1, Block 5, D.L. 196, 210 Powell St. Vancouver, B.C.
Union Assurance Society Ltd.	<i>209719</i> <i>Transferred to new Owner - Dec 18-43</i>	\$3,000. XXXXX	Feb.	16	46	1245 North side West 10th Ave., Vancouver, B.C.
B.C. Plate Glass Insurance Company	<i>32033</i> <i>Cancelled. Feb 7/44</i>	Plate Glass	June	28	1946	S.E. Corner of Main & Powell St., Vancouver. B.C.
Union Assurance Society Ltd.	221507	\$1,000.	July	3	1944	827-829-831 Powell St., Vancouver, B.C.
Union Assurance Society Ltd.	<i>Cancelled. Feb 15/44</i> 221506	\$1,000	July	15	1944	Lot 1, Block 5, D.L. 196, 210 Powell St. Vancouver, B.C.

SEE CARD NO. 3

11773
11774

27th January, 1943.

Hobson, Christie & Co. Ltd.,
163 West Hastings Street,
Vancouver, B.C.

Dear Sirs:-

Re: Dr. Kose SHIMOTAKAHARA and
Mrs. Shin SHIMOTAKAHARA

With reference to the following policies expiring,
covering on property and the automobile belonging to the above
named:-

Pacific Fire Insurance Policy #86-5325 covering on
Dwelling and Contents at 1245 West 10th Avenue.
Johnson & Reeve are managing this property for Dr.
Shimotakahara and have advised me that they are
renewing this coverage.

Bankers & Traders #32-13147 covering on 1937 Nash
Sedan, Serial No. B85-354 belonging to the above
named. I can find no record showing that this car
had been taken over by the Custodian, and it is
possible that Dr. Shimotakahara may be using it at
his new location.

I would suggest that if you are interested in obtain-
ing renewal of this coverage that you write to Dr. Shimotakahara
at Kaslo, B.C.

We are returning the Daily Reports covering the two
policies mentioned above. Thank you very much for bringing it
to our attention.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM
Enc.

File No. 11773 & 11774
Reg. No. 07571 & 07570

Kono A. Sada SHIMOTAKAHARA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 10	Rents collected	\$ 6.50	\$ 125.00	
	Agent's commission	5.00		
	Repairs	17.49		
	Water rates	36.01		
December 18	Cheques to you		25.00	
	Payment on fire loss			
1943 January 25	Final dividend re elain Anglo Hippen Co.		179.50	
January 27	Land Registry Office - Certificate of Encumbrance 2	2.00		
January 29	Fire Insurance premium	18.10		
June 4	B. C. Plate Glass - Insurance premium	89.70		
July 3	On account taxes	80.00		
July 13	Freight on chattels & storage	22.50		
July 16	Fire Insurance premium	17.15		
August 16	Credit re Sale of Property		3,312.12	
	Taxes	50.77		
September 17	Sale of carpet & blinds		25.00	
September 18	Storage charges	78.55		
October 6	Sale of chattels		9.50	
October 22	1943 taxes Powell St.	526.18		
	Storage & freight - chattels to Montreal & Leno	261.22		
November 5	Proceeds Auction Sale		256.78	
	Rents collected		473.00	
	Agent's commission	28.45		
	Fire Insurance premium	18.10		
	Water rates	76.20		
November 17	Repairs	131.09		
	Balance rents to date, net		97.88	
November 25	Credit re Sale of Property		10,115.93	
	Cheques to you 1 @ \$200.00, 2 @ \$50.00, 1 @ \$2800.00			
		3,100.00		
1944 February 6	Sale of stock & fixtures		147.50	
February 14	Sale of wardrobe & chest-of-drawers suite		87.00	
	Refund Fire Insurance premium		21.00	
	"		11.47	
	"		99.65	
March 14	"		15.95	
March 16	Proceeds Auction Sale		555.47	

File No. 11773 & 11774

Date	Particulars	Debit	Credit	Balance
1944 November 13	Proceeds Auction Sale	\$ 10,000.00	\$ 3.07	
	Purchase Dominion of Canada Bonds			
1945 June 23	Purchase Dominion of Canada Bonds	800.00		
		\$15,365.01	\$15,480.82	

CR \$ 115.81

Accounting Department
April 30th, 1947

Catalogue No. 377.

For information covering 1245 West 10th Avenue,
see Real Property file attached to Master file
11773.

SOLD

REAL PROPERTY SUMMARY

JAPANESE NAMES: Kozo SHIMOTAKAHARA (Dr.) Reg. No. 07471 File No. 1177
Shin (Mrs. Kozo) SHIMOTAKAHARA Reg. No. 07570 File No. 1177

CATALOGUE NO: 377

PROPERTY ADDRESS: 1245 West 10th Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 15, Block 353, District Lot 526, Group 1, New Westminster District, Plan 991.

TITLE: Registered in the names of Kozo Shimotakahara and Shin Shimotakahara (His Wife) (Joint Tenants).

ENCUMBRANCES: Registered: Vesting Order filed No. 35437 - Dec. 21, 1942.
Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$1750.00
Improvements 1650.00 - \$3,400.00 Taxes - \$134.11

CLASSIFICATION: This is a 1 1/2 storey eight-room dwelling 36' x 27' built on a 50' x 125' lot. There is also a garage, concrete foundation in good condition. We quote from the valuator's report, "It has been re-roofed with duroid shingles, and eaves and down pipes are new. There is a garage on the lane with electric light.

There are an entrance hall and four good sized rooms and pantry, also toilet off the back verandah, on the ground floor - but the fireplace is in the dining-room. Four small bedrooms - one with fireplace - and bathroom are on the upper floor. In general the interior is in need of complete redecoration, and modernisation. All floors are of 4 inch fir flooring - stained dark and varnished.

The basement is not the full size of the foundation, being 24x27 feet with wooden floor in need of replacement. There is a hot air furnace with oil burner. The furnace appears to require checking over.

The lot is fenced all round and fences are in fair repair.

The house is vacant and in my opinion a fair valuation is thirty-two hundred (\$3200.00) Dollars."

"A. Rout Harvey"

HISTORY OF ADMINISTRATION:

This property was leased by Kozo Shimotakahara and Shin Shimotakahara on August 31st, 1942 to Arnold Francis for a term of one (1) year from 1st September 1942, consideration \$55.00 per month, payable on the 1st day of each month, in advance, with option to renew, provided the Lessee gives a written notice of his intention to extend this lease, said

notice to be delivered by registered mail not later than the 31st day of July 1943.

Messrs. Johnson, Reeve and Watson were appointed Rental Agents for the Shinotakaharas with the approval of the Custodian.

Dr. A. Francis vacated this property 30th June 1943. Kozo Shinotakahara agreed to the tenant, Dr. Francis, vacating the property on the 30th June 1943.

Rents collected \$440.00 against which were the following charges:

Telephone collections and telegrams	\$ 4.09
Oil burner	57.40
Plumbing repairs	27.89
Insurance	21.00
Water Rates	15.10
Commission	22.00
	<u>\$147.48</u>

SOLD:

To: Joshua Checov and Amelia Checov - "Joint Tenants" for \$3500.00 as at August 16th, 1943.
Approval of Advisory Committee August 12th, 1943.

Funds released to the credit of Kozo Shinotakahara and Shin Shinotakahara's Joint Account as at October 13th, 1943, against which were the following charges: Real Estate Commission \$175.00, Valuation \$7.50, Advertising \$68.40, Registration Fees \$3.50, = \$254.40, leaving a net credit of \$3245.60 from said transaction.

Adjustments as at August 16th, 1943, to the amount of \$12.50 Unexpired Fire Insurance Premiums, \$48.40 Purchaser's share of 1943 Taxes, \$5.62 Purchaser's share of Water Rates, = \$66.52 were placed to the credit of Kozo Shinotakahara and Shin Shinotakahara's Joint Account.

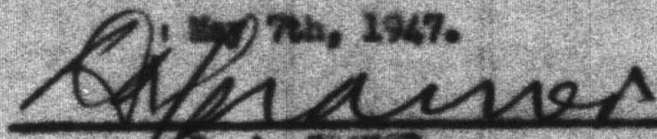
The following Fire Insurance Policy
Union Assurance Society Limited, Policy No. 209719
- \$3,000.00 - covering private dwelling at 1245
West 11th Avenue, was transferred to Joshua Checov and Amelia Checov, "Joint Tenants" - October 13th, 1943.

OLD CERTIFICATE OF TITLE:
No. 31699-L

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

Certificate of Title No. 91304-L in the names of Joshua Checov and Amelia Checov "Joint Tenants" was left on deposit in the Land Registry Office, Vancouver, B.C., to the order of the owners.

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

May 7th, 1947.

D. A. CHAMBER.

SHIMOTAKAHATA, Kozo
SHIMOTAKAHARA, Shin
1245 West 10th Ave., Vancouver, B. C.
Evac. File 11773
Evac. File 11774✓

For Picture See File 11773

Picture Taken May 3, 1943.

Johnson and Reeve
Estate Agents

EVACUATION SECTION

Rec'd AUG 3 1943

4th June, 1943

Ans.

Referred

Dr. K. Shimo Takahara,
Kaslo, B. C.

Dear Sir: re 1245 West 10th Avenue, Vancouver

Mrs. Francis has informed us that she wished to give up possession of this house at the end of June.

Dr. Francis' lease will not expire until the end of August, and if you are not willing to accept the house at the end of June, Mrs. Francis suggests subletting for two months.

You are probably aware of the Rental Control regulation that if there is a tenant in occupation, even on a month to month tenancy, he is entitled to twelve months' notice to quit, in the event of the property being sold.

As this is a very good time to sell houses, at better prices than normally obtainable, if vacant possession can be given to a buyer, we thought that we had better ask you if you desire to sell the house. If so, it would be advisable to accept the house from Dr. Francis at the end of this month, so that it could be offered for sale with vacant possession.

Prices are not so good, and it is not easy to sell, if the purchaser cannot move in for a year.

If you do not wish to sell, we could allow Dr. Francis to sublet until the end of his lease and then carry on with the same tenant on a month to month basis.

Would you kindly let us know what your wishes are, as soon as possible?

If you do wish to sell, perhaps you would like to have your furniture sent to Kaslo. If you do not need all of this we could try and sell the remainder for you, either to the buyer of the house, or separately.

We spoke to the Custodian about this and he said that that there would be no objection to your selling the property yourself. If you decide to do so, he would leave your property out of the list of properties which the Custodian proposes to offer for sale in the near future.

If the matter is left in the hands of the Custodian, it may be necessary to continue the tenancy, in which case, because of the twelve months' notice rule, the price would not be so good.

As to the price to ask, we have not tested the market lately in this district, but would suggest \$4,200., but will, of course, carry out any instructions you may give us.

Awaiting the favour of your early reply,

JOHNSON REEVE & WATSON

DWR

DOUGLAS W. REEVE, F.S.I.
REGISTERED SURVEYOR AND VALUER

TELEPHONE SEYMOUR 2227-2228
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBER VANCOUVER REAL ESTATE EXCHANGE

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

14th. June, 1943.

The Office of the Custodian,
506 Royal Bank Building,
Granville and Hastings Streets,
Vancouver, B.C.

File Nos. 11773
11774

Attention of Mr. F. G. Shears

Dear Sirs:-

re Dr. K. and Mrs. Shimo-Tekahara
1245 West Tenth Avenue

We refer to our discussion with you this morning, as to the advisability of having some other firm make appraisals of this property and others, which you have placed in our charge as rental agents.

We believe that, in view of the fact that we were agents for Dr. Shimo-Tekahara before the War and that we have been in correspondence with him with regard to the sale of this house, it would be advisable, in this case, to have a valuation made by another firm.

We feel that we should be kept free from any suggestion of acting in a dual capacity and that an entirely independent appraisal would be preferable from your point of view.

Yours faithfully,

JOHNSON REEVE & WATSON

per

D. W. Reeve

DWR

FILE 100-1172

21st June, 1943.

MEMORANDUM

To: Mr. E. J. Wright

From: Mr. F. G. Shreve

Re: Dr. Louis MICHAELSON

This is a case where negotiations for the possible sale of Dr. Michaelson's house at 1415 West 10th Avenue were under way by Messrs. Jensen and have prior to the publication of our advertisement and catalogue.

The present tenant, Mrs. Francis, is vacating to-morrow, the 22nd instant and Mr. Shreve is arranging for the furniture to be moved to storage.

As we are not calling for tenders or proposals on West 10th Avenue at the present moment and in view of the fact that the owner consents to a sale I think it desirable that an advertisement concerning this specific property should be put in the papers at once and the cost of the advertisement can be charged to the owner.

F. G. Shreve,
Acting Director.

WJW/RS

11774 & 11773
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
June 22nd, 1943.

Messrs. J. J. Gibbons,
Province Building,
Vancouver, B. C.

Attention: Mr. Crawford,

Gentlemen:

Re: Real Estate for Sale by Tender.

We are enclosing herewith advertisement which we would ask you to kindly have inserted in the Vancouver Sun, Daily Province and News Herald on Friday, June 25th.

Will you be kind enough to let us have copies of same for our records.

Yours truly,

KWW/W
Encl.

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

11773 & 11774
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
June 22nd, 1943.

Messrs. Johnson, Reeve & Watson,
Bank of Nova Scotia Bldg.,
602 West Hastings Street,
Vancouver, B. C.

Gentlemen:

Re: Real Property for Sale by Tender.

We are enclosing herewith copy of advertisement which will appear in the Friday, June 25th editions of the Vancouver Sun, Daily Province and News Herald. Messrs. P. S. Ross & Sons are handling this in order that there may be no confusion with the general offer that is being made at present.

You will note statement in the last paragraph to the effect that arrangements may be made with your office to inspect the premises herein. We would be obliged if you would kindly see that all prospective purchasers have an opportunity to view this property.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

REAL PROPERTY
FOR SALE BY TENDER

Under instructions from the Secretary of State of Canada, acting in his capacity as Custodian and being the vested owner of the interests of all persons of the Japanese race evacuated from the protected areas of British Columbia, the undersigned hereby offers for sale by public tender such interests as are vested in the following property situate in Vancouver:

Lot 15, Block 353, District Lot 526, Group 1, New Westminster District, Plan 991, known as 1245 West 10th Avenue, being a 1½ storey frame dwelling.

Tenders for the purchase of the above property interest vested in the Custodian will be received subject to the following terms and conditions:

1. Tender must be for purchase for cash.
2. A certified cheque payable to the order of "The Custodian" for ten percent (10%) of the amount offered must accompany the tender.
3. Tender must be in a sealed envelope addressed to the undersigned and must be marked on the outside "Tender for Real Estate - 1245 West 10th Avenue."
4. Adjustments will be made at the date of conveyance.
5. The property is offered for sale without any warranty whatsoever by the Custodian of location or condition of the buildings or improvements.
6. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon daylight saving time on the 9th day of July, 1943.

Further particulars may be obtained during office hours any day up to Noon daylight saving time on the 8th day of July, 1943, and arrangements made with Messrs. Johnson, Reeve & Watson, Bank of Nova Scotia Building, 602 West Hastings Street, Vancouver, B. C. to inspect the premises.

DATED at Vancouver, British Columbia, this 25th day of June, 1943.

P. S. ROSS AND SONS,
Agents for the Custodian,
411 Royal Bank Building,
Vancouver, B. C.

P.O. Box 447,

Kaslo, B.C.

July 30, 1947

EVACUATION SECTION	
AUG 3 1947	
File No.	117-2-1124
Referred	Adm.

Dear Mr. Alexander,

We have received your kind letter of July 26th and have read over its contents carefully.

How happy we were to hear that you had forwarded my letter to your Mother. We have been unable to correspond with your Mother because her address was not known. At your earliest convenience will you give us her address?

Enclosed you will find a letter of June 4th from John, Revere, and Nelson in which we were urged to sell our property. Prior to this letter, we had no intention of selling, but because we were advised to sell in view of the opportune time, we decided to sell.

Thus it is with great disappointment that we learned that there have been no offer or at least suitable ones for our home at 1245 10th Avenue West.

page 2.

Since there is no evidence that
our home may be bought, if there are
no suitable offers in the near future
we desire our home to be rented again.

We cannot have our home empty.

You can see we can understand this.

An empty home means no income at
all from our property.

Will you be so kind as to advise
our agents, Johnson, Rees, and Nelson
to put our home up for rental again?

Our opinion is that the public is
apprehensive of having any dealings where
Japanese property is concerned because
the legality of forced sale is now being
contested in the Canadian courts.

Should it be possible to advertise our
home in the classified ad section
without mentioning the Custodian's office?

We were not consulted in the
matter of that special advertisement
sponsored by the Office of the Custodian.

It would probably be easier to
rent our home, too, if the name of
Custodian were not attached.

We have no objection to having

page 3.

property transactions through the
Office of the Custodian, but we are
anxious to make our property an
asset instead of a liability.

Will you favor us with speedy atten-
tion to the above matter?

Very sincerely,

Wm. H. Morris-Jackson

11744 1173

August 10th, 1943

The Advisory Committee on Japanese
Properties in Greater Vancouver,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Attention Mr. H. S. Durken

Re: Catalogue No. 377.,
1245 East 10th Avenue.

Messrs. Johnson, Reeve & Watson were appointed by
Dr. Shinotakehara as his agents at the time of his evacuation.

The house was rented furnished for \$55.00 per
month and leased to the end of August 1943. In June last
the tenants wished to vacate and Dr. Shinotakehara was so
advised. Rather than obtain another tenant he agreed that
Messrs. Johnson, Reeve & Watson should endeavour to sell
his property and we offered no objection to this as at that
time our catalogue had not been published.

The furniture was moved to storage and Messrs.
Johnson, Reeve & Watson endeavoured to find a purchaser for
the property but the price which Dr. Shinotakehara had in
mind, namely \$4,200.00 to \$4,500.00 was apparently too high
and the property remained unsold.

This property is now listed in our Catalogue as
No. 377 in Group "C" and, as you are aware, this group has not
yet been offered to the public.

In view of the fact that the house was empty a
special ad was published in the Vancouver newspapers on
June 25th, 1943. No offers were received until the present
time, but Messrs. Johnson, Reeve & Watson now advise us that
they have received an offer for \$3,500.00 cash.

The property has been appraised by Mr. Harvey of
Messrs. Loewen & Harvey, Ltd. and we would appreciate your re-
commendation in regard to the acceptance of this offer. Mr. Harvey's
appraisal is \$3,200.00.

Yours truly,

F. G. Shears
Director

FCS/CH

11774
11775

August 10th, 1943

Mrs. Kozo SHIMOTAKAHARA,
Registration No. 07570,
P. O. Box 447,
Kaslo, B. C.

Dear Madam:-

On August 5th I dropped a short note to you giving you the address of my mother.

I am now in a position to reply briefly to the other points raised in your letter dated July 30th regarding the property at 1245 West 10th Avenue. Naturally I have read your letter carefully and appreciate your views fully. We have had the property appraised by a reputable firm of long experience here in Vancouver. Their appraisal has just reached us giving their estimate of the value of the property mentioned above at \$3200.00. We have naturally consulted carefully with your agents, Messrs. Johnson, Reeve & Watson, who advise that they have received an offer of \$3500.00 cash. We are waiting some further particulars and although I cannot promise that the sale will be made, it now appears likely that we will be successful in effecting sale for you and your husband of your house through Messrs. Johnson, Reeve & Watson for the sum of \$3500.00 cash which is, of course, as you know, subject to a deduction of 5% commission for Messrs. Johnson, Reeve & Watson.

At the time I last wrote to you, no offers had been received on your property as a result of this special advertisement. Later we received one offer for cash of \$1450.00 which we naturally rejected. The current offer has been submitted to us by Messrs. Johnson, Reeve & Watson and is recommended by them and is, you will note, for some \$300.00 in excess of the appraised value of the property.

You may expect to hear either from me or from this office in due course as if and when sale is made and I shall be happy on behalf of you and your husband to re-

HPA:II

R. P. Alexander
Manager

Yours truly,

command to those concerned that suitable arrangements are
being made thereafter for aiding you in meeting some of
your current financial obligations.

August 10th, 1973

- 2 -

Mrs. Shintakehara

1177 & 1178

August 12th, 1943

Messrs. Johnson, Reeve
& Paton,
602 West Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 377.
1245 E. 10th Avenue.

Your letter of the 10th instant in which you advise that Messrs. H. A. Roberts Ltd.'s offer to purchase the above property for the sum of \$3,500.00 cash has been received and considered. We acknowledge Messrs. H. A. Roberts Ltd.'s cheque for \$100.00.

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 the balance of the purchase price, namely \$3,400.00.

Kindly advise the full name, address and occupation in which this 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

27
FCS/CH

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

610 HOWE STREET
VANCOUVER, B.C.

C O P Y

August 16, 1943.

Messrs. Johnson Reeve & Watson,
602 West Hastings St.,
Vancouver, B. C.

Dear Sirs:-

ATTENTION MR. WATSON
Re: 15/33/526 - 1245 West 10th Ave.,

We have for acknowledgment your letter of Aug. 12th
in connection with catalogue no. 377.

As requested we are attaching herewith our certified
cheque for \$3400.00.

The property in question is to be registered in the
joint names of Joshua Checov & his wife Amelia Checov, both parties
of 1305 West 15th Ave., Vancouver. By occupation, Mr. Checov is a
sack dealer and both he and Mrs. Checov are British Subjects.

It has been a pleasure to be of some assistance to
you in the matter of disposing of this property and your preferred
attention to this subject will be much appreciated.

Yours very truly,
H.A. ROBERTS LIMITED

Sales Department.

F.A. Bradley
M.E.

C. Copy

11773 & 11774

August 20, 1943.

Mrs. Kono SHIMOTAKAHARA,
Registration No. 07770,
Kauai, B. C.

Dear Madam:

Further to my letter dated August 10, I am now in a position to report that we are obtaining certified cheques totalling \$3,500.00 covering purchase of the property at 1245 W. 10th Avenue, and that relative documents are being prepared and being forwarded to the Secretary of State at Ottawa with our recommendation for signature in order that we may convey title to the property on your behalf. To this end we do not necessarily require but would like to obtain in order to facilitate matters, Certificate of Title No. 31699 L covering this property, which according to our records is held by you in a safety deposit box in the Main and Hastings Branch of the Bank of Montreal. Would you please be good enough to write to the Manager of the Bank in question arranging for him on your behalf to open your safety deposit box and to deliver the Certificate of Title in question either to this office or to the Registrar of the Land Registry Office, Vancouver. The Bank manager will probably require to know the legal description of this property which is Lot 15, Block 353, D.L. 526.

If you would arrange to have this done at an early date matters could be expedited considerably and your action of course much appreciated.

Yours truly,

R. P. Alexander,
Manager.

RPA:AS

11773 & 11774

September 17, 1933.

Dr. Ross SHENTAKARSA,
Registration No. 07971,
Kala, B. C.

Dear Sir:

This opportunity is taken to acknowledge receipt of
Certificate of Indefensible Title No. 31699-L which you brought to this
office this morning. Attached you will find our receipt No. 6371 which
we trust you will find to be in order.

Yours truly,

R. P. Alexander,
Manager.

HPASA
Enc.

11773 and 11774

September 17, 1943.

Messrs. Johnson, Reeve & Watson,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Edin and Rosa SHIMOTAHARA

Deed has now been received covering the sale of Lot 15,
Block 353, D.L. 526 to Joshua Checov and his wife, Amelia Checov.

The adjustments undernoted appear to be in order. If you
will obtain from the purchasers the sum of \$78.02 for the credit of
the Custodian, it appears that this transaction may be completed by the
registration of the deed and the issuance of title in the names of the
purchasers. If considerations other than those set out in the adjust-
ments are in point, will you please refer to them.

ADJUSTMENTS - File 11773 and 11774, re 1245 W. 10th Avenue

As of 16th August 1943
137 days to go.

Debit purchaser.

137/365 x \$ 128.75

137/184 x \$ 7.55

30/36 x \$ 15.00

taxes for 1943

water July to Dec.

Insurance prem.

Ex. 16/2/46

\$ 48.40

5.62

12.50

Registration fees on deed.

11.50

Total debits.

\$ 78.02

Credit purchaser.

proportion rents for month of) None. House vacated
rents collected for month of) end of June.

E. & O. E.

Yours truly,

PHR:BS

P. H. Russell,
Administration Department.

11773 & 11774

September 28, 1943.

Messrs. R. A. Roberts Ltd.,
454 Burr Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 377,
1245 W. 10th Ave., Vancouver.
Kose and Shin SHIMOTAKAHARA,
Per Files 11773 and 11774.

This is to advise you that Deed covering
the above mentioned property was registered in the Land
Registry Office of the City of Vancouver on the 23rd day
of September, 1943 under No. 91304 L. Registration fees
amounting to \$11.50 were paid by the Custodian on behalf
of the purchaser.

It takes approximately two weeks for
Certificate of Title to issue from the Land Registry Office.
Upon receipt of Certificate of Title in this office we will
advise you.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

11773 & 11774

October 4, 1943.

Messrs. E. A. Roberts Ltd.,
445 Ross Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 777,
1245 West 10th Avenue, Vancouver,
B. C. and Ship ~~SPRINT~~ ~~SPRINT~~

Following our letter to you of September 15th and our interview with Mr. Bradley of today, we confirm the fact that we have no reason whatever to believe that the Registrar of Land Titles will depart from his usual custom of registering documents of title in the name or names of the transferee or transferees.

In the present case, the deed to the property having street address 1245 West 10th Avenue was prepared with the transferees, being Joshua Chocov and his wife, Amelia Chocov, and it is presumed that the title will issue in their names as usual.

Yours truly,

P. H. Russell,
Administration Department.

RECEIVED
cc Mr. Bradley

11773 & 11774

October 30, 1943.

Mr. F. A. Bradley,
Messrs. H. A. Roberts & Co.,
466 Howe Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 377
1245 East 10th Avenue.

Confirming our telephone conversation of today, the title to 1245 East 10th Avenue, Lot 15, Block 353, D. L. 526, District of New Westminster, in the name of Joshua Chocov and Amelia Chocov is in the Land Registry Office, Vancouver, to the order of the owners.

Adjustments in the sum of \$78.02 have been paid to us and you have our receipt No. 6405.

To conclude this matter we now send Union Assurance Society Ltd. policy No. 209719 together with assignments thereof in quadruplicate. You will no doubt attend to the delivery of these assignments to the insurance company concerned.

It is thought that this concludes the present sale.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc.

Catalogue No. 180.

For information covering 210-218 Powell Street,
(202 Main Street) see Real Property file attached
to master File 11773.

SOLD

REAL PROPERTY SUMMARY

JAPANESE NAMES: Koso SHIMOTAKAHARA (Dr.) Reg. No. 07471 File No. 11773
Shin (Mrs. Koso) SHIMOTAKAHARA Reg. No. 07570 File No. 11774

CATALOGUE NO: 160

PROPERTY ADDRESS: 210-218 Powell Street, Vancouver, B.C.
(202 Main Street).

LEGAL DESCRIPTION: Lot 1, Block 5, District Lot 196, Group 1, New Westminster District, Plan 184.

TITLE: Registered in the names of Koso Shimotakahara, and Shin Shimotakahara (His Wife) (Joint Tenants)

INCUMBRANCES: Registered: Vesting Order filed No. 35267 - Nov. 24, 1942.
Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$7,350.00
Improvements ~~5,100.00~~ - \$12,450.00 Taxes \$526.18

CLASSIFICATION: The South East corner Main and Powell Streets, 32' frontage on Main Street, 120' depth on Powell Street. Two-storey brick building, 32' on Main Street and 66' on Powell Street.

There is a two-storey frame building containing 3 stores, Nos. 214, 216, 218 Powell Street. The dimensions are: No. 214, 10'x32', Nos. 216 10'x32' and Nos. 218 34'x32'.

Value for Sale (October 30, 1943) \$6500.00
"F.G. Moore"

HISTORY OF ADMINISTRATION: This property was placed in the hands of Messrs. Johnson, Reeve and Watson, to act as their rental agents, by Koso and Shin Shimotakahara (confirmed by the Custodian).

The store at 216 Powell Street was leased on a monthly basis, first to C.W. Cann as at November 19th, 1942, consideration \$15.00 per month, payable in advance. C.W. Cann vacated January 19th, 1943, and it was then rented to Iip Sare Jin as from April 1st, 1943, who was occupying this store when the property was sold.

The store at 218 Powell Street was rented to Jack Zacks as from August 15th, 1943, on a weekly basis of \$6.00 per week, payable in advance. He was still occupying this store when the new owner took over.

The other two stores remained vacant.

vacant.

- Page 2 -

11774.
File Nos. 11773 and

Rents collected \$261.60 against which were the following charges:

Scavenger	\$ 13.00
Plumbing repairs	8.50
Electricity	8.80
Cleaning	24.00
Insurance	4.50
Water Rates	45.50
Commission	13.40

\$123.70

SOLD:

For David Lin Kee for \$10,600.00 as at November 17th, 1943. Approval of Advisory Committee November 3, 1943.

Funds released to the credit of Kozo Shinotakahara and Shin Shinotakahara's Joint Account January 29th, 1944, against which were the following charges: Real Estate Commission \$530.00, Valuation \$10.00, Advertising \$4.00, Registration Fees \$3.50 = \$547.50, leaving a net credit of \$10,052.50 from said transaction.

Adjustment as at November 17th, 1943, to the amount of \$63.43 being Purchaser's share of 1943 taxes was placed to the credit of Kozo Shinotakahara and Shin Shinotakahara's Joint account.

OLD CERTIFICATE OF TITLE:

No. 36339-L

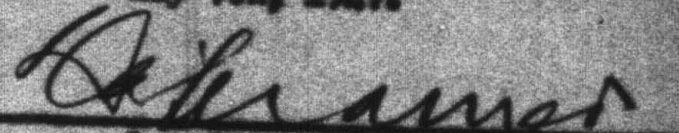
Kozo Shinotakahara declared on his J.P. Form signed October 9th, 1942, that his Title Documents were in a Safety Deposit Box at the Bank of Montreal, Main and Hastings Streets, Vancouver, B.C.

Mr. P.H. Russell wrote to Kozo Shinotakahara December 23, 1943, asking him to forward the Certificate of Title No. 36339-L to this office. So far, there has been no reply to this request.

Certificate of Title No. 96407-L in the name of David Lin Kee was handed to him on the 28th January 1944, and his receipt of even date acknowledging same is on file.

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

May 7th, 1947.


D.A. CRAMER.

DAC:ls

SHIMOTAKAHARA, Shin
SHIMOTAKAHARA, Kozo
2060208 Main St., Vancouver, B. C.
Evac. File 11774
11773

For Picture See File 11773

Picture Taken April 29, 1943

C
O
P
Y

PEMBERTON REALTY CORPORATION LIMITED.

October 30, 1943.

Catalogue #180

210 to 18 Powell Street, 1/5/196.

This is a very old brick and frame building; front half brick. Vacant at present. There is no heating or basement. The possible rentals would show fair revenue on \$8500 but on account of location investors would have to have better returns.

Value for sale \$6500

PEMBERTON REALTY CORPORATION LIMITED

"W. G. Moore"

W. G. Moore.

WGM:JM

AS

Catalogue No. 180

Files No. 11773 & 11774 ✓

210-218 Powell Street (202 Main Street)

1/5/36

ADJUSTMENTS

As of November 17, 1943.
44 days to go.

Debit purchaser	
44/365 x \$526.18 taxes for 1943	\$ 63.43
Registration fees on Deed. \$10,600.00	21.10
Total debits	\$ 84.53

Credit purchaser	
<u>216 Powell Street</u>	
Proportion rents for month of November - 13/30 x \$14.00	\$ 6.07
Rents collected for month of December & January	28.00
<u>218 Powell Street</u>	
Proportion of rents for month of Nov. 17 to Dec. 18 - 5 weeks @ \$5.70	28.50
Proportion of water from Nov. 3 to Nov. 17 - 14 days @ 15¢ a day	2.10
Total credits	\$ 64.67
Total debits	84.53

Net debit due from purchaser	\$ 19.86
------------------------------	----------

cc to Johnson, Reeve & Watson.

Catalogue No. 180

Files No. 11773 & 11774 ✓

210-218 Powell Street (202 Main Street)

1/5/196

ADJUSTMENTS

As of November 17, 1943.
44 days to go.

Debit purchaser

$44/365 \times \$526.18$	taxes for 1943	\$ 63.43
Registration fees on Deed. \$10,600.00		21.10

Total debits	\$ 84.53
--------------	----------

Credit purchaser

216 Powell Street

Proportion rents for month of November - $13/30 \times \$14.00$	\$ 6.07
Rents collected for month of January	14.00

218 Powell Street

Proportion of rents for month of Nov. 27 to Dec. 7 - 3 weeks	
$\$35.70$	17.10
Proportion of water from Nov. 3 to Nov. 17 - 14 days @ 15¢ a day	2.10

Total credits

Total debits

\$ 39.27
84.53

Net debit due from purchaser

\$ 45.26

Corrected adjustment sheet - insurance has been cancelled.

cc to Johnson, Reeve & Watson.

Catalogue No. 180

Files No. 11773 & 11774

210-218 Powell Street (202 Main Street)

1/5/196

ADJUSTMENTS

As of November 17, 1943.
44 days to go.

Debit purchaser

44/365 x \$526.18	taxes for 1943	\$ 63.43
39/72 x \$ 75.00	insurance premium	40.62
26/72 x \$ 67.50	" "	24.37
63/72 x \$ 89.70	" "	78.49

(ex. 10/7/45 -
15/12/44 - 28/6/46)

Registration fees on Deed. \$10,600.00 21.10

Total debits \$228.01

Credit purchaser

216 Powell Street

Proportion rents for month of November - 13/30 x \$14.00	\$ 6.07
Rents collected for month of January	14.00

218 Powell Street

Proportion of rents for month of Nov. 17 to Dec. 7 - 3 weeks @ \$5.70	17.10
Proportion of water from Nov. 3 to Nov. 17 - 14 days @ 15¢ a day	2.10

Total credits \$ 39.27

Total debits 228.01

Net debit due from purchaser \$188.74

cc to Johnson, Howe & Watson.

File No. 1172 & 1173

November 23, 1942.

REPORT TO FILE -- No. 222-A Main Street

It has been reported to us by Johnston & Howe, rental agents, that on November 12th at 9:49 AM fire did damage to the above premises. They also reported to fire insurance company.

The property is covered by Fireman's Insurance Policy No. 1070, Policy No. 10001-10 on the building written in the name of Mr. John McNEILLMAN expires December 15, 1944 with loss payable to the insured.

Mr. Carter of Hallgren-Smith, adjusters, advised me by telephone that they were adjusting this loss. He requested me to check up on the damage, and checking up this matter with Johnston & Howe, rental agents, I was informed that to the best of their knowledge the damage being to the second floor which information I passed along to Mr. Carter.

On October 28th I inspected this loss and find that there is fire damage to the end of the awning and also some damage to the plate glass apparently caused by the heat. The plate glass and above the fire is also scorched.

J. B. Henderson, adjuster, at my request, also inspected the fire damage. His report is attached hereto.

This morning I phoned to Mr. Carter of Hallgren-Smith who has agreed to get estimates in connection with making the necessary repairs and submitting them to us in the near future.

S. E. Gibson

CHS:MS

MEMORANDUM

Files 11773
11774

9th December, 1942.

Re: Loss on Property at 202 Main
Street, Vancouver

TO: Mr. F.G. Shears
FROM: Mr. S.M. Gibson

Further to my memorandum of November 23rd with reference to fire loss in connection with this property.

This loss was adjusted by Mr. Carter of Shallcross-Basseyth Adjusting Company. Plate Glass Window and Transom have been replaced by Messrs. W. Holt & Son, for which we authorized payment direct to them of the sum of \$47.80.

Mr. Carter had the Jones Tent & Awning Company inspect damage to the awning and they estimated cost of the repairs at \$20.00. Owing to present conditions they are unable to make repairs to the awning at the present time and I would suggest that until repairs to the awning can be made, that it be taken down and stored on the premises in order to save any further deterioration.

On this adjustment \$5.00 also has been allowed for paint and I would suggest that the Department looking after this property arrange to have the patch that was scorched by the awning fire repainted.

As you will notice, the total payment under this loss amounts to \$72.80 and in my estimation the adjustment is fair.

SMG:FM

PHONE MARINE 4048



Organized in Vancouver 1932

United Fishermen's Federal Union of British Columbia

Chartered by the Trades and Labor Congress of Canada

Affiliated with the Vancouver, New Westminster and District Trades and Labor Council

PRESIDENT: H. STAVENES
SECRETARY: W. T. BURGESS

138 CORDOVA STREET EAST
VANCOUVER, B.C.

January 25, 1944.

EVACUATION SECTION	
Rec'd	JAN 26 1944
File No.	11774* 11772
Ans.	
Referred	

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

Dear Sir:

I am writing to you re a building now vacant at 202 Main Street - Corner of Main and Powell Streets. This store was previously a drugstore operated by Japanese.

I am interested in purchasing this property and would appreciate any information as to whether it is for sale and if so what the selling price would be.

An early reply to this communication would be deeply appreciated,

Yours very truly,

UNITED FISHERMEN'S UNION,

Per:

W.T. Burgess, Secretary.

11773
11774

January 27, 1944.

Mr. David Lin Kee,
66 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 180
210-218 Powell Street
(202 Main Street)
1/5/46

Title to 210-218 Powell Street (202 Main Street) has now been received in your name and is ready for delivery to you. Assignment of the relevant insurance policy is also ready for delivery and you should cause this to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of date as shown by the enclosed sheet have been calculated and a balance of \$188.74 is charged to you.

Will you please be good enough to call at this office at your early convenience to conclude this matter after which title will be delivered.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 2

cc to Johnson, Reave & Watson

11773
11774

January 27, 1944.

Dr. & Mrs. Koso SHIMOTAKAHARA,
Registration Nos. 07571 & 07570,
Kaslo, B. C.

Dear Sir and Madam:

Re: Catalogue No. 180
210-218 Powell Street
(202 Main Street)
1/5/196

Please be informed that 210-218 Powell Street (202 Main Street) has been sold as of November 17, 1943 for the sum of \$10,600.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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 the sale is as follows:

Sale price	\$ 10,600.00
Less Real Estate Agent's Commission @ 5%	<u>530.00</u>
Net credit to your account	<u>\$ 10,070.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to B. C. Security Commission

11774

January 29th, 1944

The United Fishermen's
Federal Union of B. C.,
138 East Cordova St.,
Vancouver, B. C.

Dear Sirs:

Referring to your letter of January 25th we beg to advise that the property at 202 Main Street has been sold and we understand that the purchaser intends to occupy it for his own use.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

File No. 12372

October 1, 1943.

MEMORANDUM

TO: File

FROM: Mr. Geo. B. Spain

Re: Dr. Shimotakahara

Attached is a list of goods stored in Bowman's. In company with the doctor, I arranged with Bowman's to:

- 1st. Ship to Montreal all items marked M
- 2nd. Ship to Kaslo all items marked Kaslo
- 3rd. All remaining items to be sent to 604 or direct to auction, whichever is most convenient.

The B. C. Security Commission absorb the charges on the first 700 lbs, the balance charge to Dr. Shimotakahara's account.

GBS/HMS

Russell

11774 & 11773

December 24, 1943.

Messrs. Johnson, Reeve & Watson,
602 W. Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 130,
210-212 Powell Street,
(302 Main Street)

This property, the rents for which you are collecting, is the subject of an expected sale direct through the purchaser, the effective date of which should be November 17th, 1943.

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,

P. H. Russell,
Administration Department.

PHR:AS

11773 & 11774

December 28th, 1943

Messrs. Thompson & Binnington Ltd.,
626 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: SHIMOTAKAHARA, Kozo
SHIMOTAKAHARA, Shin

At 202 Main Street on the ground floor there is a certain amount of showcases and store equipment and upstairs a small quantity of furniture. The building has been sold to Lim Kee of 66 East Hastings Street, who has the key to the premises.

Would you be kind enough to arrange with Mr. Kee to visit the property and give us an appraisal of the chattels.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

R

11773/1
11774

January 12th, 1944

Dr. Kozo SHIMOTAKAHARA,
Registration No. 07571,
Kaslo, B. C.

Dear Sir:-

Re: 202 Main Street or
210-218 Powell Street

As you are now we think aware, the above premises are in course of sale. We understand that you have some X-Ray and medical equipment therein in charge of Dr. Loo. Our normal procedure would be to remove these to storage and sale but as this is equipment which will probably not be disposed of in the most profitable manner at auctions and as you may have other wishes, we are writing to you to ask you to advise us promptly how we should dispose of it. If you wish to send your instructions direct to Dr. Loo, there is no objection, but please let us know what you arrange.

Yours truly,

H. F. Green
Protection Department

HFG:IP

File 1070
1070

February 4, 1944

INVENTORY OF OFFICE BELONGINGS TO DR. CHINATANI

Room at 210 Powell St. - Offices, Unstairs

B

Office Room / 1 Main St. Side (central)

- 1 flower bowl
- 1 basket, pipe & board
- 1 bookcase
- 1 magazine stand
- 1 ashtray stand
- 4 pictures
- 1 mirror
- 1 umbrella stand

Windows on floor

Curtains & drapes on windows

Office Room / 2 Corner Main & Powell Sts.

- 2 medical cabinets
- 1 medical stand
- 1 medical heating stove
- 1 medical chair
- 3 medical metal stands
- 1 medical waste basket
- 1 wall clock
- 1 basket, pipe & board
- 2 medical charts
- 1 glass sign

Windows on floor

Curtains on windows

Office Room / 3 Powell St. Side

- 1 metal rack
- 1 stool
- 2 glass top cabinets
- 1 basket, pipe & board
- 2 coal scuttles
- 1 basket
- 1 waste basket
- 1 medical cabinet
- 1 medical screen
- 1 hat rack
- 1 couch frame
- 2 city maps
- 1 picture

Windows on floor

Curtains on window

Office Room / 4 Powell St. Side

- 1 heavy cabinet
- 1 office desk
- 1 office chair
- 1 stool
- 1 bookcase & books
- 1 hat rack

Windows on floor

Curtains & drapes on windows

Office Room / 1 Small St. Side

1 revolving stand
1 bookcase & books
1 leather settee
1 hat rack
1 mirror stand
6 pictures
1 mirror
1 gas plate
2 basins
2 cushions
linoleum on floor
Curtains on window

Office Room / 4 South Side of Hall

This room is filled with office records, cabinets, etc. Impossible
to make an inventory & will be kept locked until the Doctor arrives.

File 12793
12794

February 4, 1944

INVENTORY OF CHATTELS BELONGING TO MR. MITSUKAWARA

Loft at 210 Powell St. - Living Quarters

Room 2.1 (Marked on door) Kitchen

1 chair
1 stool
1 table
2 cabinets
1 buffet
1 range
1 gas hot water heater
1 clothes dryer
Linoleum on floor

Room 2.2 Bathroom

1 wash stand
1 mirror
1 stool
1 heater, pipe & board
2 small rugs
1 clothes basket
2 coal scuttles
Linoleum on floor

Room 2.3 South Side Storage Room

Storage room of miscellaneous chattels, unable to make inventory
will be kept locked until the Doctor arrives.

Room 2.4 East Side

3 pictures
1 kitchen chair
Linoleum on floor

Room 2.5 East Side

1 leather ottoman
1 waste basket
Linoleum on floor

Room 2.6 North side (Bedroom)

1 wardrobe
1 bed & spring
2 single mattresses
1 small table
Linoleum on floor
Curtains on window

Room 2.7 North side (Living room)

1 Chesterfield
1 chair
2 bookcases
1 small rug
1 metal stove shield

Room 2.8 North side (Bedroom)

1 walnut bed (complete)
1 walnut dresser
1 oil heater
2 tables
2 stools
1 bookcase
1 small rug
2 wardrobes
2 lamps
1 picture
Linoleum on floor

(Continued)

Room 1 & 2 North side (Bedroom) Continued

Curtains on window

Room 2 & 3 North side (Living room)

1 glass leather Chesterfield suite

1 Chesterfield chair (tapestry)

4 small tables

2 small rugs

2 wooden stands

4 cushions

4 pictures

1 mirror

linoleum on floor

Curtains on window

Shower room (no water) North side

Small room of miscellaneous chattels some marked "SHIMODA, E." &

SHIMODA, Tokyo. Unable to take inventory of this room.

Entrance Hall

1 scale

1 mirror

2 tables

2 stools

1 door mat

1 linoleum runner

Shower Hall

1 gramophone

100-1000
100-1000
100-1000
100-1000

February 4, 1944

MEMORANDUM

To: Mr. Quinn
From: Mr. Spain

**RE: DR. HUI SHINTAKHARA
20 - 211 Powell Street**

In reply to your memo of the 22nd ultimo, the dental equipment has been removed to our warehouse at 604 East Jackson Street, and will be held there pending further instructions from you. This dental equipment is not the property of Dr. Shintakhara but belongs to Dr. Saitaro Haggren (File 11420). There was no difficulty in separating these articles because Dr. Shintakhara on his last visit to Vancouver marked Dr. Haggren's name on all the articles that belonged to the latter.

In the same building downstairs in 211 Powell Street, Dr. Shintakhara stored a considerable quantity of dentals belonging to his son-in-law Dr. Kanitakhara (File 10722).

Before the keys to the premises are handed to Mr. Lin Koo, some steps will be necessary to protect Dr. Kanitakhara's dentals. I do not know who has the key to 211 Powell Street, probably Dr. Lee would have it.

W. H. Spain

Geo. B. Spain

WHS/da

for

February 14, 1944

File # 1579
1174

MEMORANDUM

To: Mr. Wilson
From: Mr. Spake

Re: Mr. Shintakehara, 220-222 Pencil Street.

We have arranged with Mr. Thompson of Thompson & Kingston to hold an auction sale on Thursday, February 17, 1944, at 220 Pencil Street.

Mr. Shintakehara claims that 1 Desk Lamp & 1 Tri-light, the property of his nephew, Hiroshi Shintakehara (File 1579) which he left stored at 220 Pencil Street, has been removed since his last visit to Vancouver.

He has asked us to explain the absence of these articles. He suggests that these articles have been taken by Lila Lee.

WSS/plr

cc. Mr. Spake

FOR TRANSCRIPT OF EVIDENCE OF CLAIM COVERING THIS FILE
(CASE 368)

See DR. SHIMOTAKAHARA'S FILE (11773)