

11960

BUSINESS

BUREAU POWELL STREET,

FILE NO. 11704

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: KATO Sahei

HOME ADDRESS: ~~81111~~ 791 East Cordova Street, Vancouver, B. C.

REGISTRATION NUMBER 04644 SEX: Male AGE: 55

OCCUPATION: Merchant, "S. Kato Shoe Store" 338 Powell St.

Store is closing this week

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

EMPLOYER: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Koto *File 13161 - No claims on file*

ADDRESS OF WIFE OR HUSBAND: same as above *File closed as Jan 12/46*

NAMES OF ANY LIVING CHILDREN: Tetsu (F)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 16 years.

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

1. LOCATION AND DESCRIPTION:
 1. 206 Main Street, City of Vancouver.
 - Lots 2 and 3, block 5, district lot 196. Title deed number unknown.
2. ~~206 Main Street~~ 353 Powell Street, Vancouver, B. C.
 - Lot 31, block 40, district lot 196. Title deed number unknown.

791 East Cordova Street, City of Vancouver, Lots 21 and 22, block 51, district lot 181.

2. BUILDINGS AND OTHER IMPROVEMENTS:
 1. stores with Queens Hotel Rooms over in 3 storey, frame building.
2. Store with 5 rooms behind and rooms upstairs (number unknown) in 3 storey wooden building.
3. 6 room, 2 storey, wooden building.

For additional insurance see last page.

3. INSURANCE (Give particulars; state where policies are).
 1. Atlas Assurance Co. (Richards, Akroyd & Gall, 614 Pender St.) Policy in own possession, number M-246988. Amount \$4500.00.
 2. Atlas Assurance Co. Policy in own possession, number M-246227. Amount \$2500.00.
 3. Atlas Assurance Co. Policy in own possession, number M-246221. Amount \$2000.00.
4. TAXES (Amount and where payable).
 1. \$593.73 payable City of Vancouver, 1942 paid.
 2. \$523.37 payable City of Vancouver, 1942 paid.
 3. \$169.70 payable City of Vancouver, 1942 paid.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed).

353 Powell Street, Vancouver, B. C. Balance of \$1800.00 owing to Richard's Akroyd & Gall Ltd., 614 Pender St., W.

6. OCCUPANCY AND LEASES (If vacant so state).
 1. Occupied by a Chinese Mr. Mon Fen, \$85.00 per month. ~~Hobson~~ Hobson Christie & Co., 163 W. Hastings St. (agent)
 2. Rented to Mr. Kitamura and Mr. Beileesh. Mr. Kitamura pays \$30.00 per month and Mr. Beileesh \$15.50. Hobson Christie & Co. (agent)
 - Will be rented to Mr. Henry Lynn, who pays \$35.00 per month, when declarant is evacuated.

1. Vancouver City Hall.
2. Richard's Alroyd & Gall Ltd., 614 W. Pender Street.
3. Vancouver City Hall.
1. none
2. none
3. none

9. IF FARM LAND STATE CROPS SOWN

none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 338 Powell Street, B.C. shoe store, 1 storey brick building

2. LANDLORD'S NAME AND ADDRESS: Mr. S. Sasak, formerly at Powell Street, now at Hope, B.C.

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

\$40.00 per month. Paid to end of September, 1942.

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.

338 Powell Street, Vancouver, B.C. all types of shoes, shoe stand, mirror, desk, electric light fixtures, 1 bench, robbery protector front door, 1 counter, 1 shelf, sales book. These things have been left in the store at the above address. The key will be brought to the Custodian.

827 Powell Street, Vancouver, B.C. 3 pc. Chesterfield suite, 1 piano, 1 electric range, 1 mixer refrigerator, 1 cabin trunk of clothes, 2 cartons chinaware and cutglassware, 1 carton box (3 pc set coffee table.) These things have been left at the Bowman Storage at 827 Powell Street.

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: *Previously at* 791 ~~Matux Street~~ Cordova Street.
now at Bowman Storage.
 Atlas Assurance Co. Policy in own possession, number ~~M210045~~ Amount
 M214901. \$2000.00.

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) Declarant
 lent \$4600.00 to Mr. Katsuzo KAWAGUCHI, Alexander Street, now at Hope, 17 yrs. ago.
 OUTSTANDING BOOK ACCOUNTS. for shoes bought.

1. Shizuko MATSUBUCHI, Cumberland	\$8.00	
2. Ikutaro SATO, Steve Falls	34.85	(6) Gihei TAKAHASHI
3. Tsunakichi KIKI, Haney, B. C.	8.00	Steveston, B.C.
4. Shingo UEMATSU, Princess Avenue, Vancouver	13.00	\$27.27.
5. Sataro FUJITA, 8754 Selkirk St.	3.50	

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

none

*This man died
Feb 1947.*

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. \$5000.00. Policy in own
 possession, number 2041615. Beneficiary wife, Koto.

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 14th day of October 1942.

(Signature)

Sataro Kato
pp. Koto Kato

D. M. Chope

Witness

FOR DEPARTMENTAL USE

INSURANCE ON PROPERTY. 1. 353 Powell Street, Vancouver, B. C.
Lumbermen's Insurance Co. (Hobson, Christie
& Co. Ltd., 163 W. Hastings St.,)
Policy in own possession, number ~~5368~~ 5368.
Amount \$2500.00.
2. Merchants Fire Assurance Corp. Policy in own
possession, number 39382. Amount \$5500.00.

INFORMATION FROM R.C.M.P.

Date June 16/43
November 27th, 1942.

Full Name KATO, Satai
(Surname in Block Letters)

Registration No. CH644

Male - Female
(check)

Age 7m 17, 1937

Former Address 791 E. Cordova St. City

Date Evacuated 23/10/42

Naturalized - Canadian-Born - National
(check)

RETURNED TO JAPAN
S. S. GENERAL MEIGS
2nd AUGUST, 1946

Present Address

Tashme B. C.

Married - Single
(check)

Name of Wife INOUE Kato

Name of Husband

Name of Mother KATO, Fusa (dec'd)

Name of Father KATO, Tetsuzo (dec'd)

Names of Children under 16 KATO, Titen (F) 3/12/25

Our File No.

11960

Registered with Custodian
(yes or no)

Requested By

E. Burmiston

Additional Information

Merchant - 13 houses & property

100

SOLD

Catalogue No. 87.

File No. 11960

Names KATO, Sahei

Civic Address. 791 E. Cordova Street, Vancouver.

Legal Description. Lots 21 and 22, Blk. 51, District Lot 181,
Group. 1, District of New Westminster,
Plan 196.

Classification. Dwelling.

Sold

This property sold to Lim Butt, merchant, of 92 E. Pender Street,
Vancouver. See Mr. Shear's letter of August 23, 1943.

1943

Feb. 25th *Jan 4/47*
April 28th
July 5th
Dec. 3rd

Memo re Chattels
Amount due under Mortgage (File #11960)
Memo re Claims (Debtors)
Memo re Claims *(NIL)*

Catalogue No. 191

File No. 11960

Name. KATO, Sahei

Civic Address. 353 Powell Street, Vancouver.

Legal Description. Lot 31, Block 40, District Lot 196.
Group 1, Plan 196, District of New Westminster.

Classification. Stores and rooms.

SOLD

1943
April 28th
July 5th
Dec. 3rd

Amount due under Mortgage (File #11960) Paid
Memo re Claims (Debtors)
Memo re Claims *Ant*

Catalogue No.

133

File No. 11960

Name: KATO, Sahei

Civic Address. 206-8 Main Street, Vancouver.

Legal Description. Lots 2 & 3, Block 5, District Lot 196,
Group 1, Plan 184, District of New Westminster.

Classification. 3 stores and rooms.

SOLD

04644

CO 1
KATO, Sabei

11960

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Atlas Assurance Co. Ltd.	<i>Cancelled - Pol # M275519 - Atlas Assurance</i> M249229	\$1,000.	Oct.	22	1944	<i>Brown Street</i> 827-831 Powell St. Vancouver, BC
Landman's Insurance Company	<i>Ren. not required</i> 9-5368	\$2,500.	Oct.	30	1944	353 Powell Street. Vancouver, B.C.
Atlas Assurance Co. Ltd.	<i>Ren. Pol # M275519 - Atlas Assurance</i> M246227	\$2,500.	Oct.	31	1944	355 Powell Street, Vancouver, B.C.
B.C. Plate Glass Insurance Company	<i>Transferred to New Owner - 23/11/45</i> 32590	Plate Gl.	March	16	1947	<i>351-353</i> 353-355 Powell St. Vancouver, B.C.
Atlas Assurance Company	<i>Transferred to New Owner - 23/11/45</i> M249387	\$4,500.	March	5	1945	206-208 Main St., Vancouver, B.C.
Atlas Assurance Company Limited	<i>Transferred to New Owner - 23/11/45</i> M275493	\$2,500.	Oct.	31	1947	<i>40, 41, 42, 43, D.L. 196,</i> 355 Powell St., Vancouver, B.C.
Atlas Assurance Co. Ltd.	M.275519	\$2,000.00	Oct.	* 22	1945	827-831 Powell St. (Jewelry Storage) Vancouver, B.C.

* See Letter 12-9-45 S.Kato (this file)
stating that he is looking after this district
with Rack & fall etc

S
13-9-45

Later - 27-9-45. Rack had
advising Ins. taken care of
is indicated

S
28-9-45

04644

NAME

COPY

KATO, Sahei

FILE NO.

PAGE 1

11960

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Atlas Assurance Co. Ltd.	<i>Revised. Pol. # 248452. Atlas Assce. Co.</i> M248452	\$4,500.	March	5th	1944	No. 206-208 Main St. Btw. Powell & Cordova St. Vancouver, BC
British Columbia Plate Glass Insce. Co.	<i>Transferred to new owner - 23/11/44</i> 31824	Plate Glass	Feb.	22	1946	206-208 Main St., Vancouver BC
Merchants Fire Assce. Corporation of N.Y.	<i>Transferred to new owner - 23/11/44</i> 39382	5,500.	March	26	1945	206-208 Main St. Vancouver, BC
Atlas Assce. Co. Ltd.	<i>Transferred to new owner - But. 6-11-45</i> M247096	2,500.	June	8	1945	791 E. Cordova St. Btw. Hawks & Heatley Ave. Vancouver, BC
Atlas Assce. Co. Ltd.	<i>Revised. Pol. # 247860. Atlas Assce. Co.</i> M247860	1,000.00	Oct.	22	1943	827-831 Powell St. Vancouver, BC <i>Downman STURGE</i>
Atlas Assce. Co. Ltd.	<i>Revised. Pol. # 246988. Atlas Assce. Co.</i> M246988	4,500.00	March	5	1943	206-208 Main St. Btw. Powell & Cordova St. Vancouver, BC
British Columbia plate Glass Insce. Co.	<i>Revised. Pol. # 29584. B.C. Plate Glass Co.</i> 29584	Plate Glass	Feb.	22	1943	206-208 Main St. Vancouver, BC

SEE PAGE 2

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. SAHEI KATO

File No. 11960

Reg. No.

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 2025859

Premium - \$ FREE

Payable: Annually, Semi-annually or monthly

Month

Day

REMARKS: FREE - means no further premiums payable

21

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. SAHEI KATO

File No. 11960

Reg. No.

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 2041615

Premium - \$ 268.75

Payable: ^X Annually, Semi-annually or monthly

Month November

Day 1st

REMARKS:

File No. 11960

CLAIMS DEPARTMENT

July 5th, 1943.

Sabai KATO - Reg. No. 04644

CREDITORS:-

NO CLAIMS ON FILE, at this date.

DEBTORS:-

1. Mr. Katsuzo KAWAGUCHI	\$4,600.00	Loan JP Form.
2. Shizuko MATSUBUCHI	8.00	JPForn.
3. Ikutaro SATO	34.85	"
4. Tsunakichi KIKI	8.00	"
5. Shingo UEMATSU	13.00	"
6. Sataro FUJITA	3.50	"
7. Gihei TAKAHASHI	27.27	"

/ND

File 11960

CLAIM

DATE

May 1, 1942.

CREDITOR

J. Leckie Co. Ltd.,
220 Cambie Street,
Vancouver, B. C.

DEBTOR

S. Kato,
338 Powell St.,

AMOUNT OWING

\$198.06

AGENT

N11.

ORIGINAL FILE

G-68

*See letter from
J. Leckie Co. Ltd.
dated Jan 29 '43*

Hunter

NAME

KATO, Sahel

REGISTRATION NO.

04644

FILE NO.

11960

The following chattels were sold by public
auction at _____ on _____
992 Powell, Vancouver November 25, 1943.

Walnut Dining Room Suite

\$

111.00

Total:

\$

Less Expenses:

\$

111.00

(Auctioneer's Fee: \$11.10

(Advertising: 5.02

\$

12.12

Net Proceeds Credited:

16.05

\$

78.83

Members of Custodian Staff Present.

Extracted from Auctioneering list No. Mr. Wills

Remarks.

Vancouver 6.

NAME W.D. BellREGISTRATION NO. 04644FILE NO. 11960

The following chattels were sold by public
 auction at 932 Powell St., Vancouver, B. C. on February 28, 1945.

12mm		\$ 3.75
2 Steamers and dishes		1.25
Glassware		1.00
Iron Pot		0.50
3 Trays and mirror		1.50
Lunch basket		1.00
Carton of sealers		0.40
Large Plate		1.50
2 Platters		0.60
2 Platters		1.00
1 Plates		2.25
3 Bowls		1.50
Box of dishes		2.50
Sandwich set		2.25
Waffle Iron		1.20
Japanese dish and frying pan		1.50
Baskets, shade and sundries		2.00
Comforter and pillow		1.50
Pr. Gray blankets		7.75
Pr. Fawn flannellette sheets		7.50
Pr. Gray blankets		3.00
Basket and pr. blankets		3.75
Box of dishes		1.00
Tray and crockery		1.25
Dishes and cutlery		1.50
Basket of shoemakers equipment		4.50
Map spreader		2.50
Radio screen		1.25
Total		<u>\$ 68.00</u>
Less Expenses:		\$ 24.52
Auctioneer's Fee:	\$6.00	
Advertising:	4.57	
Moving:	<u>13.95</u>	
Net Proceeds Credited:		<u>\$ 43.48</u>

Members of Custodian Staff Present. Mr. WillsExtracted from Auctioneering List No. Vancouver 41

Remarks.

NAME John, Robert

REGISTRATION NO. 04611

FILE NO. 12010/1

The following chattels were sold by public

auction at 771 S. Hastings St. Vancouver B.C. on April 12th, 1916.

✓ Books	\$.10
✓ Books	.10

Total		\$.20
Less Expenses:	(Auctioneer's fee \$.02	
	(Advertising .01	\$.05
	(Moving .02	
Net Proceeds Credited:		\$.15

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 60

Remarks.

MEMORANDUM

File No. 11960

April 15th, 1946.

TO: The File

FROM: Mr. G. B. Spain

RE: Sabai KATO, Reg. No. 04644

During the course of an investigation to determine what goods belonging to Japanese are held in public warehouses in Vancouver, Bowman Storage Ltd. revealed that the following goods belonging to the above are stored in their warehouse:

9 Cartons (contents unknown)
2 parcels (contents unknown)
1 Frigidaire
1 Electric range

Storage charges on these goods are paid up to December 29th, 1946.

GBS:LM

Copy for Agnes

W. G. Spain

RICHARDS, AKROYD & GALL., LIMITED.
VANCOUVER, B.C.

November 4th, 1942.

Sabei KATO, Registration No. 04644.

REAL ESTATE.

LOCATIONS.

Lynn 25th ✓

Monfen 85th ✓

*Jordan 155th ✓
over Feb 50th
to May 1st*

(1) 791 East Cordova Street, Vancouver, B.C., erected upon Lots 21 and 22, Block 51, D.L. 181. Corner lot with a frontage on Cordova Street of 50' to a depth of 120'. Certificate of Title on deposit in the Land Registry Office, Clear Title.

(2) 206-208 Main Street, Vancouver, B.C., erected on Lots 2 and 3, Block 5, D.L. 196. Inside lot with frontage of 50' to a depth of 120'. Certificate of Title on deposit in the Land Registry Office, Clear Title.

(3) 353 Powell Street, Vancouver, B.C., erected on Lot 31, Block 40, D.L. 196. Inside lot with a frontage of 25' to a depth of 120'. Certificate on Title on deposit in Land Registry Office. Charge by way of mortgage. ✓

DESCRIPTION OF BUILDINGS.

*Monfen 44 ✓
May 31/42*

(1) 2 story frame Dwelling of 6 rooms, shingle roof, hot air heat, sawdust burner. Premises in good state of repair. Rented to Mr. H. Lynn at a rental of \$35.00 per month, no lease. November rent paid direct to Mr. Kato.

(2) 3 story frame building with tar and gravel roof, consisting of 3 stores on the ground floor with 2 suites at rear of building. Upstairs rooms rented to Mr. T. Monfen on a 2 year lease at a monthly rental of \$85.00. All stores and suites are now vacant. Building in fair state of repair, quite old.

(3) 2¹/₂ story frame building. Store and suite on ground floor with Rooms upstairs. Suite rented to Mr. J. Jordan on a monthly tenancy at \$15.50 per month. Rest of building now vacant. Except for suite the building is in a deplorable state and we expect it to be condemned by the City as being unsafe and unfit for habitation.

INVENTORY

(1) Inventory of furniture left on premises for use of tenant to be made and acknowledged by the tenant all other furniture removed to Bowman's storage.

(2) None.

(3) None.

INSURANCE

(1) Fully covered, policies to be forwarded to your office
(2) do do do do
(3) Fully covered, Policies retained by Mortgagee, copies to be forwarded to your office.

(Over)

LIABILITIES.

- (1) Clear Title. 1942 Taxes paid.
- (2) do do
- (3) Registered mortgage to Mrs D.B.Akroyd for \$3500.00 on which there is now owing for principal \$1750.00, interest paid to October 19th, 1942.

No other known liabilities.

RECOMMENDATIONS.

Tenants must be found for the vacancies.

BUSINESS.

LOCATION & NATURE
OF BUSINESS

#1 338 Powell Street, Shoe store. Business closed October 15th, 1942, a small amount of stock (Old) and fixture left on premises.

OWNERSHIP.

Mr.Kato sole owner

FINANCIAL

It was stated by Mr.Kato that he had no liabilities with the exception of the October rent amounting to \$40.00 which could be secured by the goods and fixtures left on the premises. His creditors are enumerated in his JP form.

INSURANCE.

Insurance cancelled.

CONTRACTS

None.

CONTINUATION

Balance of stock disposed of before evacuation.

RECOMMENDATIONS

An attempt should be made to sell the goods for any sum, failing this they should be removed from the store. We would suggest that we have Messrs Thompson & Binnington inspect the goods and advise as to best means of disposal.

J. W. Tauschwaile



BOWMAN STORAGE *Limited*

FURNITURE AND PIANO
STORAGE A SPECIALTY
MOTOR VAN SERVICE
WAREHOUSE SPACE TO RENT
PRIVATE ROOMS HEATED
RAILWAY TRACRAGE
ALL WAREHOUSES

MOVING · PACKING · STORING · SHIPPING

TELEPHONES
HASTINGS 0920

827-831 POWELL STREET

VANCOUVER, B.C.

Nov. 21, 1942

CAPACITY
112,000 SQUARE FEET

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 23 1942

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

Gentlemen:

Re: File No. 11960

Replying to your letter of November 19th,
the following is a list of S. Kato's goods.

9 Cartons 1 Trunk 2 Parcels
1 Frigidaire 1 Electric Range
1 Piano #33844 1 Piano Bench *shipped to owner*
1 Chesterfield 2 Chesterfield
Chairs 5 Chesterfield Cushions
1 China Cabinet 1 Buffet } *to be sold see release*
1 Dining Table 6 Dining Chairs } *8/10/43*
1 Parcel Table Leaves

Trusting that is satisfactory, we are,

Yours very truly,

BOWMAN STORAGE LTD.

17
as sold by Auction - 25/11/43 -

JCA/GE Vancouver 6.

Forrester
SECRETARY

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR



EVACUATION SECTION	
Rec'd.	FEB 25 1943
File No.	11966
TELEPHONE	FARMER
Adm.	
Referred	Mulson

out to McAlister
VANCOUVER, B.C.

25th February, 1943

Mr. Sakei Kato,
c/o Custodian Enemy Property,
675 West Hastings Street,
Vancouver, B.C.

Re ³⁵³ 371 Powell Street,
Lot 31; Blk. 40; D.L. 196

I am of the opinion that the building thereon is by reason of its defective structural condition a source of danger. Notice is therefore given you that you are required under the provisions of Section 22 of the Building By-law to pull down and demolish such building on or before the 25th day of March, 1943.

In the event of your neglecting or refusing to comply with this notice according to the terms thereof I may cause such building to be pulled down or demolished and the cost of pulling down or demolishing the same may be recoverable by the City by summary process at law in any Court of competent jurisdiction and shall also be a lien upon such building and the materials thereof, and upon the lot or parcel of land upon which the same is erected, and the said cost when certified by me, if not before collected, shall be entered by the City Tax Collector on the Collector's roll next prepared after the receipt of such certificate, and collected in the same manner as ordinary municipal rates of the City.

Dated this 25th day of February, 1943.

AH/KM.

A. Haggart
BUILDING INSPECTOR.

RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

614 PENDER STREET, WEST

VANCOUVER, B.C.

April 28th, 1943.

EVACUATION SECTION	
Rec'd	APR 29 1943
File No.	
Ans.	<i>lyn</i>
Referred	<i>Milson</i>

*aut*CABLE ADDRESS
RIKROYD

AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.
LONDON, ENGLANDLAW UNION & ROCK INSURANCE
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE
GUARANTEE & ACCIDENT COMPANY
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE
COMPANY

LIFE

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.Attention Mr. Milson.

Dear Sir:-

Re: Your File No 11960.

S. Kato, and Lot 31 Blk 40, D.L. 196.

Further to your letters of March 18th & April 3rd, we have had further discussion with the Mortgagee on the subject and she feels that Mr. Kato should be held on his personal covenant. Foreclosure proceedings, in view of the building being condemned would not reimburse the mortgagee.

The position of the mortgage as at this date is as follows:

Principal outstanding	\$1750.00
Interest to April 19th, 1943	61.26
	<u>1811.26</u>

The assessed value of the land is now \$3500.00 which in our opinion is out of all reason and if offered for sale would not fetch half the figure and we doubt very much if an offer of any kind could be obtained.

We should appreciate your office making a valuation of these premises and if in your opinion the mortgagee's claim is justified, grant us permission to proceed against Mr. Kato.

Yours truly,

RICHARDS, AKROYD & GALL., LTD

11960

May 11, 1943

Mr. Sahei KATO,
Reg. No. 04644,
#2 C. Building,
Tashme, B. C.

Dear Sir:

Referring to your letter of March 29th asking us to hold the matter of interest and taxes in abeyance covering Lot 31, Block 40, D. L. 196, we are advised by Messrs. Richards, Akroyd & Gall Ltd. that if the interest on the Mortgage and the taxes are not paid, they are prepared to start foreclosure proceedings and hold you on the personal covenant of the Mortgage.

If they are successful, this would cause you a legal bill of about \$200.00 and they could claim on us for the full amount of the Mortgage against the revenues received from your other properties. We do not think it would be advisable that they should do this and are arranging to pay them the interest on the Mortgage and pay the taxes on this property in order to keep the Mortgage in good standing.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

File No. 11960.

EVACUATION SECTION	
Rec'd	MAY 19 1943
File No.	
Ans.	Yr
Referred	Nelson

Sakui Kato,
Reg. No. 04644,
C-2 Hashme, B.C.

sent to Acting May 17, 1943.

Mr. G. D. Nelson,
Administration Department,
Custodian's Office.

Dear Sir,

Thank you for your letter dated May 11. Referring to your letter in answer to the matter of interest and taxes of Lot 31, Block 40, D.L. 196, there is a promise made between Richards Akroyd & Ball Ltd. and me saying that as soon as a new tenant comes in, I would pay the interest from the rent. Since you have forcibly asked me to pay the interest I shall ask the Richards Akroyd & Ball to sell the property and settle the mortgage. So please leave this matter for little while, and it would not be advisable for you to receive the amount of mortgage from the other properties.

Yours truly,
S. Kato

40⁰⁴

11960

May 31, 1943

Mr. Sahei KATO,
Reg. No. 04644,
Tashme, B. C.

Dear Sir:

Referring to your letter of May 17th in connection with the taxes and the interest due on the Mortgage covering Lot 31, Block 40, D. L. 196, as you are aware this building has been condemned by the City, and unless we pay the taxes and the interest on the Mortgage, Messrs. Richards, Akroyd & Gall, Ltd. will commence foreclosure proceedings and in which case they can obtain judgment against you and take the revenues from your other properties to settle the amount owed to them under the Mortgage. If they should do this, there would be legal costs of around \$200.00 which would be a charge against you.

As Messrs. Richards, Akroyd & Gall, Ltd. have advised us that they will be satisfied to receive their interest provided the taxes are paid, we consider it advisable that this procedure be carried out.

Enclosed find our cheque for \$50.00, representing a portion of the rentals received in connection with your various properties.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

MURDOCH CAMPBELL

Estate and Financial Agent
Notary Public

File # 11960

Fire, Life, Automobile and Burglary
Insurance
First Mortgage Loans
Conveyancing
Rents Collected
Estates Managed

303 AND 304 B. C. MINING BUILDING
402 WEST PENDER STREET
VANCOUVER, B. C.

July 19, 1943.

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

No. 87

Dear Sir:

Re: Property at 791 East Cordova
Street - Lots 21 and 22, Blk. 51,
D.L. 181 - Your File No. 11960
Catalogue 87. Agent's Akroyd & Call.

Enclosed please find Certified Cheque
for the sum of \$190.00, being 10% deposit on account of
the purchase of the above mentioned property at a price
of \$1900.00, cash including all encumbrances.

Agent's Commission of 5% is to be
paid to me in this connection.

Yours truly,

W. E. Smith (Agent)
William E. Smith

GP:

ROOMING HOUSES
STORES
CAFES, ETC.

TELEPHONE:
PACIFIC 0325

Roberts, Hall & Company

Real Estate and Insurance

1033 ROBSON STREET - - - VANCOUVER, B. C.

July 19th, 1943.

No. 133

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

Dear Sir:- Re Catalogue No. 133 & your file No. 11960.

We beg to herewith tender on the above Japanese property located
at 206-8 Main Street, Vancouver, B. C., covered by legal description
as:-

Lots 2 and 3 Block 5 D. L. 196

at a price of Five thousand (\$5000.00) 00/100 Dollars,

and enclose herewith a certified cheque for \$500.00 as deposit.

It is understood of course that the above figure is on a clear title
basis and in the event of a sale, the taxes are to be paid by the pur-
chaser only from the time he takes over.

The name of our client is Leong Wah Souey of 391 Powell Street,
Vancouver, B. C.

Yours very truly,

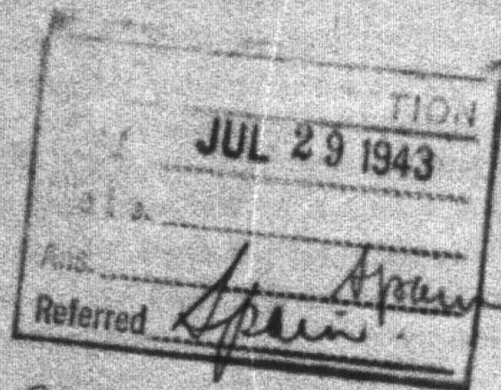
ROBERTS, HALL & COMPANY,

By

W. S. B. MacLeod

*Encl.
Aug 30/43*

FILE No. 11960



Sabir Kato,
#04644,
Tashme, Naper, B.C.,
July 27, 1943.

Mr. Geo. B. Spain,
Protection Department,
Customs Office,
Vancouver, B.C.

Dear Sir,

I thank you for the letter dated July 24th
concerning about my property being left in
care of Mr. Jordan at 353 Powell Street.

I have not left anything in his care
but to my agent, Richards Akroyd & Gall Ltd.,
614 West Pender Street. All my properties have
been in care of them.

Yours truly,
S Kato

GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

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.

9th August, 1943.

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

File No. 11960

Dear Sir:

CATALOGUE NO. 87
Lots 21 and 22 Block 51 D.L. 181
791 East CORDOVA STREET

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

<u>Location</u>	Industrial dwelling district, East End.
<u>Land</u>	50' x 122'. North west corner of Hawks Avenue, concrete walks and old fencing.
<u>Building</u>	2 1/2 storey frame house 22'6" x 26' plus 1 storey 12' x 4'6". Verandah 22'6" x 8'6" with basement under. Concrete foundation. Siding walls. Shingle roof. 1st Floor 3 rooms (Maple floors in hall and 2 rooms. Fireplace) and floor, 3 rooms and bathroom. Attic 1 room lined with shiplap and in use but access is by ladder. Basement, Plank floor, hot air furnace, laundry tubs.
<u>Condition</u>	Roof appears to have been reshingled. Siding needs paint. Front steps need repairs. Plank floor needs repairs. Laundry tubs cracked. New sink in kitchen and modern cabinets. Furnace renewed. House about 30 years old.
<u>Rent</u>	\$35. House shared by two families.
<u>City</u>	
<u>Assessment</u>	\$2,210 (Land \$1,160 Building \$1,050)
<u>Taxes</u>	\$84.25
<u>Appraisal</u>	We are of the opinion that the market value of this property is \$2,250.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Reeve

11960

REGISTERED

August 9th, 1943

Mr. E. Smith, Esq.,
c/o Murdoch Campbell,
402 West Pender St.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 27.

This will acknowledge receipt of your letter of July 19th in which you enclose Kwong Chai Tong Co.'s certified cheque for \$190.00 and offer to purchase the above property for the sum of \$1,900.00 cash.

We are unable to accept this tender and are returning your cheque herein. As no acceptable tender has been received on this property, we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,250.00.

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

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears
Director

FGS/GH

Enc.

File No. 11960

Sakie Kato,
Reg. #04644
Lashme, B.C.,
Aug. 8, 1943.

Mr. G. H. Melson,
Administration Department,
Custodian's Office,
Vancouver, B.C.
Dear Sir,

EVACUATION SECTION	
Rec'd	AUG 11 1943
File No.	11960
Ans.	
Referred	Melson

I am in receipt of your letter of
Aug 5. Thank you.

According to your letter, the credit balance
was stated as \$150.94. But to my account book,
the total sum is stated \$670.96. Please see the
account on the back of this letter. I am quite certain
that I have this amount, but I would like
to know where you have paid out to. The payment
of the property tax is due at the end of this
year so, please pay it with the balance of the
living expense. I have been in poor health,
and have been unable to work. If you
cannot send me the living expense, I
ask for the relief.

Yours
S

#303-402 Pender St. West,
Vancouver, B.C.
August 13, 1943.

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

Dear Sir:

Re: Your File No. 11960
Catalogue No. 87.

I am now ready to purchase the property covered by the above mentioned Catalogue No. 87, for the sum of \$2250.00, on behalf of my client, Kwong Chai Tong Co.

If my offer is accepted, the terms would be on an all cash basis.

I trust that you will be kind enough to let me know at the earliest possible date, whether or not my offer will be acceptable to you.

Yours truly,

W. E. Smith
William E. Smith.

C
P.S. The above mentioned price of \$2250.00 is subject to the payment by you to me of the regular Agent's Commission of 5% and subject also to all adjustments being made at the time of sale and a Title free from all encumbrances.

WES

H. B. LUTY
DIRECTOR

J. M. KIRKWOOD
DIRECTOR

RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

EARLY ADDRESS:
RICKROYD

TELEPHONE:
MARINE 6121

614 PENDER STREET, WEST

VANCOUVER, B. C.

AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE
GUARANTEE & ACCIDENT COMPANY
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE
COMPANY

LIFE

August 21st, 1943.

Department of the Secretary of State,
Office of the Custodian,
Royal Bank of Canada *Ady.*
VANCOUVER, B.C.

Dear Sir:-

Re: KATO, Sahei. File # 11960
Lot 31, Blk 40. D.L. 196

With regard the enclosed Declaration and previous correspondence on the matter. We request permission to take proceedings against this man with the intention of obtaining judgement on his personal covenant as Mortgagor. Our client Mrs D.B. Akroyd is the Mortgagee, a widow who is supporting her two grandchildren who were evacuated from England in 1941.

We understand that Mr. Kato has sold other assests and that the proceeds of the sale now are on deposit with your office. We would request that no disbursement of these funds be made whilst we await your instruction to proceed against Mr. Kato.

Yours truly,

RICHARDS, AKROYD & GALL., LTD,

J. B. Hawthorn

Mortgage Dept.

EVACUATION SECTION

Rec'd **AUG 24 1943**

File No.

Ans.

Referred *Wilson*

351-353 Power

207

PA 1941

Rundock Campbell

402 Pender St. West,
Vancouver, B.C.
August 18, 1943.

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

Dear Sir:

Re: Your File No. 11960,
Catalogue No. 87 - Property
at 791 East Cordova Street.

I hand you herewith two certified cheques
which make a total of \$2250.00.

I will be pleased if you will prepare
a Deed of Conveyance in this connection, in the name
of Lim Butt, Merchant of 92 East Pender Street, Van-
couver, B.C.

When the documents are ready for delivery,
please notify me at 402 Pender Street West - telephone
No. Pacific 1921.

Yours truly,

W. E. Smith
William E. Smith.

190
2060
2250

RUSSELL WRECKING & FUEL

USED LUMBER, BRICKS, BUILDING MATERIALS USED PLUMBING & HOUSE FURNISHINGS

208 MAIN STREET

VANCOUVER, B. C.

Telephone Pacific 4834.

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B.C.

Attention Mr. Milson

Dear Sir:

We wish to quote you on demolishing
building located at 351 Powell St.

We will demolish this building in a
neat and workmanlike manner leaving the property
in clean condition. We are to receive all salvage
material in this building including one walk-in
refrigerator, all tile counters and bases included
in the premises formerly occupied as a meat shop.
All the appurtenances including chimney bricks, fire-
escape, heating plant, plumbing etc.

We will pay the sum of \$200.00 and are
equipped to start this job immediately if required.

Yours truly,

RUSSELL WRECKING & FUEL

J. A. McKay

JAM:DF.

REFERENCES:

Bank of Montreal, Main & Hastings St., Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 25 1943
File No.	1205-11960
Ans.	<i>Yes</i>
Referred	<i>Milson</i>

C. J. LOEWEN
NOTARY PUBLIC

A. ROY HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE STAR AND BRITISH
DOMINION INSURANCE
COMPANY LIMITED
OF LONDON, ENGLAND

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 8TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER B.C.

2nd September 1943.

Messrs. Richards, Akroyd & Gall Ltd.,
614 West Pender Street,
Vancouver, B. C.

Dear Sirs:-

re 353 Powell Street,
Lot 31, Block 40, District Lot 196.

We have inspected the above lot which is situated on the north side of Powell Street between Gore Avenue and Dunlevy street about the centre of the block, and is 25 feet by 122 feet to a 20 foot lane.

You have advised us that the building has been condemned and is to be demolished, so that the valuation is on the land only.

After the building is removed the lot will be a vacant 25 foot strip situated between two old two storey buildings of frame construction, neither of which are in good condition. There are numerous vacant stores in the district and, while they may not be modern, we cannot see much possibility of the sale of a vacant property for the erection of any new building in this neighbourhood, so long as there are other premises which can be used.

In our opinion a fair valuation is \$750.00.

Yours faithfully,

Loewen & Harvey, Limited.

A. Roy Harvey
Director.

copy

MRH/H.

11960

September 10th, 1943

Mr. Sahei KATO,
Reg. No. 04644,
Tashme, B. C.

Dear Sir:

Re: 351-53 Powell Street.

We have received a Statutory Declaration from Messrs. Richards, Akroyd & Gall, Ltd. stating that Dorothy Boyd Akroyd is the registered owner of a charge against Lot 31, Blk. 40, D.L. 196, known as 351-53 Powell Street by way of a first mortgage for the sum of \$3,500.00 upon which there is now owing for principal the sum of \$1,750.00 together with interest amounting to \$91.99 and 1943 taxes of \$254.28.

They also declared that the building erected thereon has been condemned by the Vancouver City Building Department and must be demolished thus reducing the security to a negligible amount, and that a demand has been made upon the Mortgagor for payment of the arrears of interest and taxes, but payment has been refused.

They are now asking permission to take proceedings against you with the intention of obtaining judgment on your personal covenant as Mortgagor.

We have had an independent appraisal made of this property and in view of the fact that the building has been condemned by the City, a valuation of \$750.00 has been placed on the property, therefore, we can see no reason why we should refuse their request to obtain judgment against you on the covenant unless you see fit to pay them the amount owing.

We would strongly recommend that you come to a settlement in order to avoid legal costs which will probably run into \$200.00 to \$300.00 if they take action.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Custodian

EVACUATION SECTION
Rec'd NOV 12 1943
File No. 11760
Ans. 1-6-85
Referred 2-6-85
Out to Russell

BRITISH COLUMBIA SECURITY COMMISSION.
CUSTODIAN RELEASE FORM

Address TASHME B.C. Date NOV. 8. 1943.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

property

I, KATO Sahel, Police Registration No. 01644
Bowman Storage Co. the undernoted
hereby request you to release to ~~XXXXXXXXXXXXXXXXXXXX~~
stored at Bowman Storage, 529-31 Powell St., Vancouver B.C.
in possession of above
and I release you from any claim whatsoever with respect to
such property.

*Limit \$100 -
but leaves for total
bill at next auction*

Description of Property:

- 1 China Cabinet)
- 1 Buffet) These goods to be sold by Bowman Storage
- 1 Dining Table)
- 6 Dining Chairs)

Original Address Vancouver B.C.
Date Evacuated to Vancouver _____
Date Evacuated to Present Address _____
Number in Family - 12 years and over _____
Number in Family - 5 to 11 years old _____
Number in Family - under 5 _____
TOTAL NUMBER IN FAMILY _____

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature] [Signature]
Assistant Supervisor Claimant Signs Here

Custodian of Alien Property,
306 Royal Bank Bldg.,
Vancouver, B.C.

Vancouver, B.C. November

Please note: the above goods are to be sold to the credit of

BRITISH COLUMBIA SECURITY COMMISSION

[Signature]
Transportation

11960

November 8, 1943.

Mr. Sahel KATO,
Registration No. 01644,
Tashiro, B. C.

Dear Sir:

Re: Catalogue No. 57
791 East Cordova Street

Please be informed that 791 East Cordova Street has been sold as of August 23rd for the sum of \$2,250.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Points, 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	\$2,250.00
Less commission @ 5%	<u>112.50</u>
Net credit to your account.	<u>\$2,137.50</u>

These funds are available to you in the usual way.

Yours truly,

FHR:MA
Col. C. Security Commission

P. H. Russell,
Administration Department.

Catalogue No. 87
File No. 11960

Receipt of Certificate of Title No. 91365-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled.

Receipt is also acknowledged of Atlas Assurance Company Ltd. policy No. 247096 together with assignment thereof in quadruplicate, and cheque No. 5933 for \$20.12.

Dated at Vancouver, B. C., this 6 day of November 1943.

Lin Butt

W

ERIC W. PEMBERTON
RES. PACIFIC 2404

PROPERTY MANAGEMENT
MORTGAGES

FRANK G. CAMPBELL
RES. BAYVIEW 2728

Campbell & Pemberton

REAL ESTATE AND FINANCIAL BROKERS

Telephone Pacific 9695

506 CROWN BUILDING,
615 WEST PENDER STREET,

VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	FEB 10 1944
File No.	11960
Ans.	
Referred	Shaw

Your File No. 11960.

February 9, 1944.

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

Dear Sirs:

Attention Mr. F. G. Shears:

Re- Catalogue No. 133
206-208 Main Street.

We have been instructed by our client Charlie
Lim to offer you the sum of \$4,000.00 cash for the above
property.

Will you be good enough to advise us as soon as
possible as to whether this offer is acceptable.

Yours very truly,

CAMPBELL & PEMBERTON.

Per. *F. G. Campbell*

HEALTH DEPARTMENT

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



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

March 30th, 1944.

65-133
Richards, Akroyd & Gall,
614 W. Pender St.,
Vancouver, B. C.

Dear Sirs:-

Re: Queen's Hotel, 206 Main St.
Lot 2 & 3/Blk. 5/D.L. 196 - Owners: SAKEL, Kate

EVACUATION SECTION	
Rec'd	MAR 31 1944
File No.	11962
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

The above noted premises has been inspected by this Department and Inspector Wookey advises me they are heavily infested with vermin (bedbugs).

There is a total of 67 rooms here, many of which are infested.

The roof leaks in several places, creating an insanitary condition in several rooms.

The whole of the interior, including the toilet rooms, are in need of re-decoration.

I wish to point out, also, that there are no baths available for the occupants.

At least 5 baths or showers are required if these premises are to be occupied for lodging purposes.

In view of the foregoing, I would suggest a joint inspection in order to ascertain what decision will be made.

Immediate action in the case of the vermin is required and only fumigation by a licensed cyanide gas fumigator can be recommended to abate this condition. *Done*

I trust you will advise this Department of your decision. A copy of this report is being sent to the Custodian of Alien Property and the present operator, Sam Marfen, is familiar with the foregoing.

Yours truly,

[Signature]
CHIEF SANITARY INSPECTOR.

GAR:EM

Copy to Custodian of Alien Property.

11960

June 21st, 1944

Mr. Sahei KATO,
Reg. No. 04644,
Tashme, B. C.

Dear Sir:

Enclosed find our cheque for \$50.00, being your June remittance. This will leave a balance of \$2,403.63 to the credit of your account.

In connection with your property at 206-8 Main Street, we have both stores rented now at \$32.50 for one and \$30.00 for the other.

On March 30th we received notice from the City of Vancouver, Health Department, that it was necessary to fumigate the Queens Hotel with cyanide gas as it was heavily infested with vermin. This was done at a cost of \$275.00.

The City have also demanded the following repairs and improvements to the buildings:

The roof leaks in several places, creating an insanitary condition in several rooms.

The whole of the interior, including the toilet rooms, are in need of re-decoration.

There are no baths available for the occupants. At least 5 baths or showers are required if these premises are to be occupied for lodging purposes.

Richards, Akroyd & Gall, Ltd. have estimated that this would cost around \$1700.00 to \$1800.00. We would be pleased to receive your comments on this matter.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

File No. 11960

Mr. G.D. Milson,
Administration Dept.,
Custodian's Office,
Vancouver, B.C.

Dear Sir:

I am in receipt of your letter of June 21st concerning the matter of repair of the building at 206 Main St. The expense of the repair, I understand, is a huge sum. As it is a very expensive work, unless I see and consult the matter, in Vancouver, I prefer you not to touch it. In this case, I ask you to make arrangement for me to go out to Vancouver, so that I may investigate it.

If it is necessary that I should have to pay such huge sum for repair, I would thereupon have the rooming business closed.

Yours truly,

S. Kato

EVACUATION SECTION		Samp1 Kato,
Rec'd JUL 4 1944		04644,
File No. 11960		Tashiro, B.C.
Ans. <i>Am</i>		July 3, 1944.
Referred <i>Milson</i>		

TELEPHONE: PACIFIC 6833

ESTABLISHED 1906

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:
254 EAST HASTINGS STREET.

VANCOUVER, B. C.

July 21st, 1944.
'one day nearer victory'

Rec'd	JUL 21 1944
File No.	11960
Ans.	☒
Entered	H. R. Maddaford

The Custodian,
506 Royal Bank Building,
C I T Y.

Dear Sir;

Re catalogue No. 133
206-08 Main St. City.

We have pleasure in handing you herewith cheque for one thousand dollars (\$1,000:00) deposit on account of purchase of the above property. Price to be \$9000:00, all cash gross, subject to our commission of 5%, and the usual adjustments of taxes, water rates, rentals, etc. This offer is placed with us by our client Mr. Mah Chong, who has requested us to place a small mortgage of \$3000:00 on the property in order to make up the \$9000:00 cash offer, so we are submitting this offer to you on these conditions.

Trusting to hear from you in due course of time, we are,

Yours very truly,

P. C. GIBBENS & CO. LTD.

PER:

L. R. Maddaford

L. R. Maddaford

IRM:ms

Established Over A Quarter Of A Century

11960/1

August 10, 1944.

P. C. Gibbens & Co. Ltd.,
254 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 133
206-08 Main Street

Your letter of July 21st, enclosing cheque for \$1,000.00 and offer to purchase the above property for the sum of \$9,000.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$8,000.00.

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

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

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

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

We wish to call your attention to a letter from the Health Department of the City of Vancouver dated March 30, 1944, in which they advise us the roof leaks in several places creating an unsanitary condition in several rooms. The whole of the interior, including the toilet rooms, are in need of re-decoration. There are no baths available for the occupants and at least 3 baths or showers are required if these premises are to be occupied for lodging purposes.

Yours truly,

F. G. Shears,
Director.

GP:EB

ERIC W. PEMBERTON
RES. PACIFIC 8404

PROPERTY MANAGEMENT
MORTGAGES

FRANK G. CAMPBELL
RES. BAYVIEW 2728L

INSURANCE
APPRAISALS

Campbell & Pemberton

REAL ESTATE AND FINANCIAL BROKERS

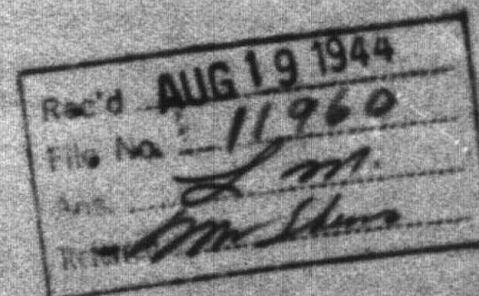
Telephone Pacific 9635

506 CROWN BUILDING,
515 WEST PENDER STREET,

VANCOUVER, B. C.

18th Aug. 1944.

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



Dear Sirs:

Re Catalogue No. 191
351-53 Powell Street

Replying to yours of the 14th inst, we enclose herewith certified cheque for \$500.00 which along with our cheque already forwarded to you in the amount of \$1750.00 makes a total of \$2250.00 which is your stated minimum price for this property.

We will be pleased if you would advise us at your earliest convenience if this offer is acceptable

Yours truly

Campbell & Pemberton

per *F.G. Campbell*

AUG 20 1944

500

CH

File No. 1194

MEMORANDUM

To: Mr. F. A. Sheare

August 22nd, 1944

From: Mr. G. D. Wilson

Re: Catalogue No. 134,
205-8 Main Street.

In connection with the proposed sale of the Queens Hotel, 205 Main Street, for the sum of \$9,000.00, this property was appraised at \$8,500.00. We advised the prospective purchaser of the City's requirements in regard to five baths and decorating, etc.

We have now heard from F. C. Gibbons & Co. that they had no previous knowledge of the City's requirements and have taken the matter up with their client who has asked them if we will reduce our price by \$175.00 to offset the cost of installing the baths.

On May 1944 this place was fumigated at a cost of \$275.00 but no guarantee could be obtained from the Exterminating Company on account of the class of transient guests who patronized this hotel. We are now advised by the City that the bedbugs are worse than ever.

If this property is not sold it will be necessary for us to shut it down as the Japanese owner is opposed to spending the necessary money to bring the building up to the City's standards and has requested us to close the place up rather than spend the money.

I would strongly recommend that this allowance of \$175.00 be made rather than run the risk of losing the present proposed sale.

Handwritten notes:
I would strongly recommend that this allowance of \$175.00 be made rather than run the risk of losing the present proposed sale.
J. D. Wilson
8/22/44

11960

August 23rd, 1944

Messrs. P. C. Gibbens
& Co. Ltd.,
254 E. Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: 204-06-08 Main Street.

Referring to your letter of August 22nd in regard to the purchase of 204-06-08 Main Street, we will have to ask you to make the sale price \$9000.00, but we will reimburse your client to the extent of \$175.00 to aid him to install the necessary sanitary fixtures.

While recommendation of this sale is being made to Ottawa, you will realize that the sale is not definite until the Deed is signed by the Secretary of State and registered at the Land Registry Office, but under the circumstances, we will not have any objection to your client arranging for installation of the baths, having the roof repaired and the place fumigated. We would suggest that your client keep an accurate account of all money spent in this connection.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

11969/1

September 6, 1944.

Messrs. Richards, Akroyd & Gall Ltd.,
614 W. Pender Street,
Vancouver, B.C.

Dear Sirs

Re Catalogue No. 191,
351-53 Powell Street,
11/10/196.

This property, the rents for which you are collecting, is the subject of an expected sale through the Agency of Messrs. Campbell & Pemberton, 615 W. Pender Street, Vancouver, the effective date of which should be August 30, 1944.

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

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

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

Yours truly,

George Peters,
Administration Department.

GP:AS

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 19, 1944.

Rec'd	SEP 19 1944
File No.	11960/1
Att.	Pat
Referred	Harrop

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

re Catalogue #191,
351 & 353 Powell Street.

Dear Sir:

We have to-day received an offer of \$1,800 on the above
property.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

C. J. LOEWEN
NOTARY PUBLIC

ABOUT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON ETC.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4541
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

November 23rd, 1944.

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

Rec'd	NOV 25 1944
File No.	11960
Ans.	✓
Referred	Harrop

Dear Sir:

Re Catalogue No. 133, 204-205-208 Main Street,
lots 2 & 3, Block 5, District Lot 196.

The above two (2) lots are each 25 x 120 feet giving a total frontage of 50 feet. The lot has been excavated to the level of Main Street, but the 20 feet lane is about three (3) feet above the street level.

On the above is a three (3) storey frame building, approximately 30 feet high, - known as the QUEEN'S HOTEL.

The ground floor is occupied by two (2) stores. 204 Main Street is divided by a wooden partition into a grocery store on the North side and living quarters on the South side to a depth of about 60 feet. There are two (2) sinks and one (1) toilet. Behind this store is a jumble of partitions and a hallway to the back of the building. There is a toilet off the hallway for the use of the adjoining store 208 Main Street. The floor of the hallway is dirt and wood. To the North of the hallway with access from the lane are living quarters (These were locked and contained Japanese goods).

208 Main Street is a store 25 x 66 feet and the additional depth to the lane is three (3) feet above the store level. There is a brick chimney to the ground. South walls of this store are of "V" joint, North walls of plaster in poor condition and the ceiling is part plaster, part metal. Wiring is in conduit. There is an old sink with cold water and poor water pressure. There are plate glass fronts but walls and store front ceilings are of "V" joint. Floors in both stores are wood and have been cut - presumably to repair foundations.

205 Main Street is the entrance to the upper two (2) floors containing seventy-two (72) rooms (small). On the 2nd floor there are three (3) toilets and two (2) basin and on the 3rd floor, three (3) toilets, one (1) basin and one (1) sink. This is the only plumbing and water pressure is poor. Many of the rooms are dark, decoration is bad, plaster loose and floors poor and sloping. Some of the wiring is in conduit and each room has a single drop light.

There is a stairway to the roof of tar and gravel in fair condition. There are four (4) sky-lights, - two (2) light-wells and two (2) chimneys - one with double flue. There are two (2) iron fire escapes to the lane and one on the front of the building.

The Custodian.

The exterior walls of the building are of narrow siding in need of re-nailing and paint.

It was not possible to see the foundations of the building, they appear to be of wood on the ground and rotting. The unevenness of the upper floors would indicate that foundations are not in good condition.

In my opinion a fair valuation as at the date of inspection, August 27th, 1943, is \$2,000.00

Yours faithfully,
Loewen and Harvey, Limited.

Paul Harvey

Director.

ARR/F.
SML-1.

Catalogue No. 133
File No. 11960/1
206-08 Main Street, Vancouver
2 & 3/5/196

January 27, 1945.

JOHN KING, LEE SING AND KING QUE
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 23, 1944)

CORRECTED ADJUSTMENT SHEET

	DEBIT	CREDIT
Purchase price	\$9,000.00	
Cheques received		\$9,000.00
<u>Amount of rent collected</u>		
Rent - Aug. 23rd to Aug. 31st - 8/31 x \$21.60		21.06
Sept. 30th - Oct. 31st - Nov. 30th - 3 months @ \$21.60		244.80
Water charges - Sept. Oct. Nov. - \$3.60 & \$4.15 & \$3.80		11.55
Russell Trucking - Aug. 23rd to Aug. 31st - 8/31 x \$31.20		8.05
Sept. 30th - Oct. 31st - 2 mos. @ \$31.20		62.40
Reng - Aug. 23rd to Aug. 31st - 8/31 x \$28.80		7.43
Sept. 30th - Oct. 31st - 2 mos. @ \$28.80		57.60
Allowance offsetting cost of installing baths		175.00
Registration fees on deed - \$9,000.00	19.00	
Insurance premium - 45.6% x \$45.60	20.79	
Insurance premium - 15.2% x \$178.75	27.17	
Insurance premium - 39.7% x \$75.15	29.83	
Purchaser's proportion of 1944 taxes - 130/365 x \$559.46	199.26	
Water paid - Aug. 23rd to Sept. 7th - 1/2 mo. @ \$8.25	4.13	
Sept. 8th to Oct. 6th - 1 month	7.60	
Oct. 11th & 25th - repairs to toilets	8.00	
Balance owing to purchaser	272.11	
	<u>\$9,587.89</u>	<u>\$9,587.89</u>

BALANCE OWING TO PURCHASER

\$272.11

Catalogue No. 192
 File No. 11960/2
 351-53 Powell Street, Vancouver
 11/40/196

January 29, 1945.

CHAN YAM CHAN AND CHAN HOY
 (purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 30, 1944)

	DEBIT	CREDIT
Purchase price	\$2,250.00	\$2,250.00
Cheques received		
Water - July 6th to Aug. 29th - 54 days @ 4-33/100 per day		2.34
<u>Amount of rent collected</u>		.48
Aug. 30th to Aug. 31st - 1/31 = \$14.88		
September 1st to September 30th)		29.76
October 1st to October 31st) 2 x \$14.88		
Registration fees on deed - \$2,250.00	8.75	
Insurance premium - 5.81 x \$116.25	6.74	
Insurance premium - 100% x \$107.25	107.25	
Insurance premium - 84.7% x \$17.90	15.16	
Purchaser's porportion of 1944 taxes - 113/365 x \$227.15	70.32	175.64
Balance owing by purchaser		
	<u>\$2,458.22</u>	<u>\$2,458.22</u>

BALANCE OWING BY PURCHASER

\$175.64

11960

February 20, 1945

Mr. Sabei KATO,
Reg. No. 04644,
Tashme, B. C.

Dear Sir:

Re: Catalogue No. 191 -
351-53 Powell Street.
31/10/1944.

Please be informed that the above property has been sold as of August 30, 1944 for the sum of \$2250.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of un-earned taxes and any insurance premiums have been credited to you.

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

Yours truly,

G. D. Milson
Administration Department

GDM/GH
Enc.

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Catalogue No: 191
 Street Address: 351-53 Powell
 Legal Description: 31/40/196

Name: KATO, Sahel
 File No: 119.60
 Reg. 04644

Date of Sale and Adjustments Aug. 30/44

Sale Price

2250.00

Real Estate Agent's Commission

\$ 112.30

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Unpaid vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

(6.74

Taxes

(107.25

Water

(15.16

70.32

\$124.00

2449.47

Net Proceeds credited to your account

2325.47

Date: February 20th, 1945.

Compiled by: Mr. George Peters

STATEMENT RE SALE OF:

Catalogue No: 133

Street Address: 206-8 Main St.
Vancouver, B.C.
Legal Description: 2,3/5/196

Name: KATO, Sahel

File No: 11960

Reg. 04644

Date of Sale and Adjustments Aug. 23/44

Sale Price \$9000.00

Real Estate Agent's Commission \$ 450.00

Charge for Valuation 10.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances~~
~~Unpaid taxes~~

~~Mortgages~~

~~Agreement of Taxes~~

Other charges offsetting charges
required by City 175.00

Adjustments:

Fire Insurance -

Taxes -

Water

Repairs to toilets

(20.79
(27.17
(29.83
199.26
11.73
8.00

79.79
199.26
11.73
8.00
298.78

641.30

\$ 9296.78

Net Proceeds credited to your account

8655.28

Date: February 20th, 1945.

Compiled by: Mr. George Peters

Subsidiary

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 28	B. C. Electric Railway - Security Deposit refund Final bill - B. C. Electric Land Registry Office - Certificate of Insurance	\$ 14.04 5.00	\$ 25.00	
December 15	Rents collected - \$15.50 and \$85.00 Agent's commission \$.62 and \$ 3.40	4.02	100.50	
1943 January 19	Sale of stock & fixtures C. H. Lynn repaid for missing curtains & linoleum	13.50	✓ 10.00 ✓	
April 10	Express charges on shipment to Tachas	17.91		
June 25	On account taxes 20% dividend - H. Edleuski	400.00	.36	
August 23	Credit re Sale of Property - 791 E. Cordova St. Rental adjustment to new purchaser Taxes	75.07 66.88	2,171.20	
September 28	30% dividend - H. Edleuski Balance of 1943 taxes re Main St.	174.96	.52	
November 25	Fire Insurance premium	6.70		
December 13	Proceeds Auction Sale <i>Living Expense</i> Rents collected Disturbance (commission, repairs, insurance, etc.)	833.98	78.83 2,183.60	
December 22	Cheques to you - March, April, May, June, August, September, October, November, December (9 @ \$50.00 each)	450.00		
1944 January 26	1943 taxes re Powell St.	255.55		
March 14	Insurance premium - B. C. Plate Glass policy	93.05		
March 21	Storage account paid	71.21		
May 16	Painting Main St.	275.00		
June 27	1944 taxes re Powell St. 1944 taxes re Main St.	227.15 559.46		

File No. 11960

Date	Particulars	Debit	Credit	Balance
1944 August 16	Rents collected Disbursements			
	Cheques to you - Jan., Feb., March (3 @ \$50.00 each)	296.42		
	Cheques to you - May	150.00		
	Cheques to you - June, July, August (3 @ \$50.00 each)	100.00		
	Fire Insurance premium	150.00		
	Fire Insurance premium	17.40		
	Fire Insurance premium	107.25		
August 23	Credit re Sale of Property - 206-8 Main St. Balance rents to date (206-8 Main St.) net		8,655.28 106.51	
August 30	Credit re Sale of Property - 351-3 Powell St. Balance rents to date (351-3 Powell) net		2,325.47 12.06	
October 16	Cheque to you	100.00		
November 20	Storage account paid to November 29	32.00		
1945 January 4	Cheque to you	100.00		
		<u>\$4,616.55</u>	<u>\$17,075.03</u>	

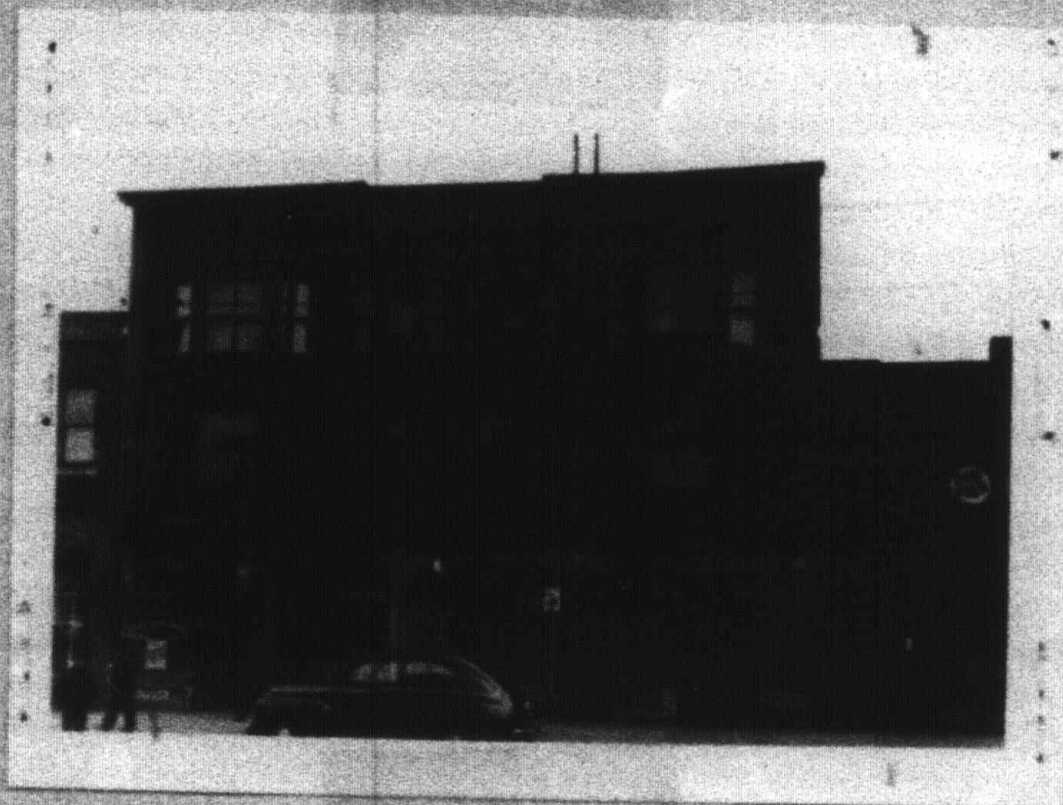
CHEKIT

\$12,456.48

+ 43.68 + 43.63

17,118.64 12,500.11

133
KATO, S ahei
206-8 Main Street, Vancouver, B.C.
Evac. File 11960



Picture Taken April 29, 1943

11960

February 20, 1945

Mr. Sabei KATO,
Reg. No. 94644,
Tashme, B. C.

Dear Sir:

Re: Catalogue No. 87
791 E. Cordova Street.
21.22/51/181.

Please be informed that the above property has been sold as of August 23, 1943 for the sum of \$2,250.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

According to our records this takes care of all your real and personal property in the Protected Area, which we would ask you to kindly confirm.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH
Enc.

c.c. B.C. Security Commission.

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

Dear Sirs:-

Re: 206-08 Main Street, Vancouver

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

Yours faithfully,

L. R. Madan Signed

Catalogue No; 133
File No. 11960/1
206-08 Main Street
Vancouver/223/5/196

Receipt of Certificate of Title No. 113643-L is by us hereby acknowledged and we agree that all adjustments and incidents connected with sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of Merchants Fire Assurance Corporation policy No. 39382, Atlas Assurance Company policy No. M249387 and British Columbia Plate Glass Insurance company policy No. 31824, all of which have been assigned to us. Receipt is also acknowledged of two cheques for \$97.11 and \$175.00 representing closing of adjustments on sale to us of the above property.

Dated at Vancouver, B. C., this 29 day of Jan. 1945.

L. H. Mansford

Catalogue No. 195
 File No. 11960/1
 351-33 Powell Street, Vancouver
 11/40/196

January 29, 1945.

CHAN YAM CHAN AND CHAN HOY
 (purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 30, 1944)

	DEBIT	CREDIT
Purchase price		
Cheques received	\$2,250.00	
Water - July 6th to Aug. 29th - 54 days @ 4-33/100 per day		\$2,250.00
<u>Amount of rent collected</u>		2.34
Aug. 30th to Aug. 31st - 1/31 x \$14.88		.48
September 1st to September 30th)		
October 1st to October 31st) 2 x \$14.88		29.76
Registration fees on deed - \$2,250.00	8.75	
Insurance premium - 5.8% x \$116.25	6.74	
Insurance premium - 100% x \$107.25	107.25	
Insurance premium - 84.7% x \$17.90	15.16	
Purchaser's proportion of 1944 taxes - 113/365 x \$227.15	70.32	
Balance owing by purchaser		175.64
	<u>\$2,458.22</u>	<u>\$2,458.22</u>

BALANCE OWING BY PURCHASER

\$175.64

238 East Pender Street,
February 12th, 1945.

Dept. of the Secretary of State,
Custodian of Enemy Property,
Vancouver, B.C.

Dear Sir:-

Re: Catalogue No. 191, 351-53 Powell
Street, 30/40/196.

We are enclosing you herewith a cheque of
\$175.64 for balance due to you as per your statement of
January 31st, 1944. This is the full settlement of our
account with you.

We understand that the Certificate of
Indefeasible Title is now in your office and we wish you
would hand the same over to our agent, Mr. Gunn Louie.

Yours truly,

Cham Jones
Cham Jones

STATEMENT RE SALE OF:

Catalogue No: 57

Street Address: 791 E. Cordova
Vancouver, B.C.
Legal Description: 21,22/51/181

Name: KATO, Sahel,

File No: 11960

Reg. 04644

Date of Sale and Adjustments Aug. 23/43

Sale Price \$ 2250.00

Real Estate Agent's Commission \$ 112.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

~~Insurance:~~

~~Superior Vendor~~

~~Mortgage~~

~~Interest of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance 9.73

Taxes 31.14

Water 5.33

125.00 \$ 2296.20

Net Proceeds credited to your account 2171.20

February 20th, 1945.

Date:

Mr. George Peters

Compiled by:

11960

February 20, 1945

Mr. Sahei KATO,
Reg. No. 04644,
Tashme, B. C.

Dear Sir:

Re: Catalogue No. 133 -
206-8 Main Street.
2.3/5/196.

Please be informed that the above property has been sold as of August 23, 1944 for the sum of \$9,000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Catalogue No: 87

Street Address: 791 E. Cordova
Vancouver, B.C.

Legal Description: 21, 22/21/181

Name: KATO, Sabei,

File No: 11960

Reg. 04644

Date of Sale and Adjustments Aug. 23/43

Sale Price \$ 2250.00

Real Estate Agent's Commission \$ 112.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

~~EXPENSES:~~

~~Expenses~~

~~Mortgages~~

~~Interest on Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance 9.73

Taxes 31.14

Water 5.33

125.00 \$ 2296.20

2171.20 *AV*

Net Proceeds credited to your account

February 20th, 1945.

Date:

Mr. George Peters

Compiled by:

STATEMENT RE SALE OF:

Catalogue No: 133

Street Address: 206-8 Main St.
Vancouver, B.C.

Legal Description: 2,3/5/196

Name: NATO, Sahel

File No: 11960

Reg. 04644

Date of Sale and Adjustments Aug. 23/44

Sale Price \$9000.00

Real Estate Agent's Commission \$ 450.00

Charge for Valuation 10.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Transmissions:~~~~Harold Gordon~~~~Montague~~~~Amos and Sons~~Other charges offsetting charges
required by City 175.00

Adjustments:

Fire Insurance - (20.79

Taxes - (27.17

Water 199.26

Repairs to toilets 11.73

8.00

642.50 \$9296.78

Net Proceeds credited to your account

8655.28

Date: February 20th, 1945.

Compiled by: Mr. George Peters

11960

February 20, 1945

Mr. Sabel KATO,
Reg. No. 04644,
Tashme, B. C.

Dear Sir:

Re: Catalogue No. 87
791 E. Cordova Street.
21.22/51/181.

Please be informed that the above property has been sold as of August 23, 1943 for the sum of \$2,250.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

According to our records this takes care of all your real and personal property in the Protected Area, which we would ask you to kindly confirm.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH
Enc.

c.c. B.C. Security Commission.

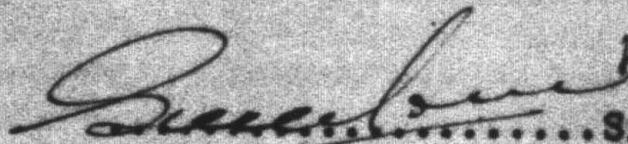
To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 351-53 Powell Street, Vancouver

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

Yours faithfully,

.....Signed

Catalogue No. 191
File No. 11960/1
351-53 Powell Street
Vancouver/31/40/196

Receipt of Certificate of Title No. 113685-L is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of Atlas Assurance Company policy No. M275493 and British Columbia Plate Glass Insurance Company policy No. 32590 both of which have been assigned to us.

Dated at Vancouver, B. C., this 13th day of February 1945.

Greenburn

KATO, Sahei
353 Powell St., Vancouver, B. C.
Evac. File 11960



Picture Taken April 29, 1943

FILE NO. 11960

Sahei Kato,
Reg. No. 04644,
Tashme, B.C.,
Feb. 24, 1945.

Mr. G. D. Milson,
Administration Department,
Custodian Office,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	FEB 27 1945
File No.	11960
Ass.	✓
Referred	Milson
	Peter

Dear Sir:

I am in receipt of the letter dated Feb. 20, regarding the selling of my property, Lot 2,3/5/196 206 Main Street; Lot 21,22/51/181 791 E. Cordova Street; Lot 31/40/196 351-53 Powell Street. I am justified that I have not asked you by any means personally nor by letter to sell any of my property. Also, I have certainly not asked the real estate. Of course, after the war, I have the intention to file a protest through a lawyer.

Since my arrival in Tashme, I have been living on the \$50.00 taken from the rental, after the payment of taxes, fire-insurance and repair expenses has been made. Please be informed that from this date on it is not necessary to send me the living expenses.

Yours truly,

S. Kato

11960/1

February 28, 1945

Mr. Sahei KATO,
Reg. No. 04644,
Tashme, B. C.

Dear Sir:

Re: 206 Main Street
791 E. Cordova St.
351-53 Powell Street.

We are in receipt of your letter of the 24th instant and have carefully read your comments in connection with the sale of your property.

The policy of liquidation was, as you are aware, decided upon by the Government authorities at Ottawa and in the case of all properties, outside of the group of farms sold to the Director, the Veterans' Land Act, for use of returned soldiers, we have endeavoured to treat every sale on its individual merits.

While we appreciate that the sale of any property is a matter of personal concern and in some cases may be contrary to the wishes of the owner, we do believe we have taken every possible step to secure fair and adequate prices.

The consideration of any definite claim is a matter beyond our control at the present time and we are unable to advise what the situation in this regard may be at the close of hostilities. Your letter, however, will remain on our file as an indication of your opinion in regard to this sale and in the event of the matter being reopened at a later date and claims are being considered, our records will be available.

We trust that in the meantime your confidence in the desire of this office to administer and carry out Government policy in the best interests of those concerned may be maintained.

We note that you do not desire us to make you any further remittances.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

11960

11767

December 4th, 1945.

Mr. Sahei KATO,
Reg. No. 04644,
Tashme, B. C.

Dear Sir:

We are in receipt of a letter from Mr. Shigetaka SASAKI that you are indebted to him in the amount of \$80.00 being rent for the premises at 338 Powell Street for the months of October and November, 1942.

Kindly let us have acknowledgment of this letter and your comments.

Yours truly,

George Peters
Administration Department

GP/dmc

c.c: Mr. Shigetaka SASAKI

File No. 11960
11767

EVACUATION SECTION	
DEC 8 1945	
11960 - 11767	
Referred	Peters
11767 - repair file	

Sakui Kato.
Reg. No. 04644,
Vancouver, B.C.,
Dec. 6/45.

Mr. George Peters,
Administration Dept.,
Custodian's Office,
Vancouver, B.C.

Dear Sir,

I am in receipt of your letter dated Dec. 4. According to your letter, I understand that Mr. Sasaki requested me to pay the rent for the premises at 538 Powell St. I had been making advance payment in my rents, on first ^{day} of the ^{each} month, and I must admit that the above rent was paid up.

Yours truly,

S. Kato

File No. 11960
11767

EVACUATION SECTION	
Rec'd	JAN 22 1946
File No.	11960/11767
Ans.	
Referred	Shun Sakei Kato,

04644.
Tacoma, P.C.,
Jan. 19/46.

Mr. George Peters,
Administration Dept.,
Immigration Office,
Vancouver, B.C.

Dear Sir:

I received your letter of Jan. 15th instant, regarding the unpaid rent of 338 Powell St. I understand that Mrs. Saraki has made an error in the months being October and November, instead of September and October. As I have mentioned in the former letter, I had been making advance rental payments on the first or second day of every month, and I must admit it is unusual that you should mention now about the business of 3 1/2 years ago. As you have asked me for the receipts for the rent, I shall ask you to send me the 15" x 15" cartons which contains wholesale bills, all kinds of other receipts, bank cheque book, daily book, and a book concerned about the shoe store. It is located in the north east corner of the attic of 791 E. Cordova Street.

22/1/46

Spain
Chickens

noted 10/10/46

17/6/46

Yours truly,
S. Kato

76-6-46

File No. 11960/1

Sakei Kato,
Reg. No. 04644,
Vashone, B.C.,
June 14, 1946.

Mr. S. D. Mulsom,
Administration Dept.,
Custodian's Office,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 15 1946
File No.	11960/1
Ans.	
Reference	Dusenbury

Dear Sir:

Since February 20, 1945, I have had no connections with the Custodian's Office, but I am returning to Japan on the third boat, and I wish to know the amount of the credit and the interest. Please let me know as soon as possible.

Yours truly,
S. Kato.

Sahel KATO
Reg. No. 04644.

File No. 11960/L
June 22nd, 1946.

Analysis of Financial Statement on File.

Receipts

Refund B.C. Electric Railway Co.
Net from sale of 791 East Cordova St.
Net from sale of 206-8 Main St.
Net from sale of 351-3 Powell St.
Dividends - Edisusaki
Revenue -
Chattels sales

<u>Debit</u>	<u>Credit</u>
\$	\$ 25.00
	2171.20
	8655.28
	2325.47
	.88
	3808.37
	132.46

Disbursements

Taxes
Insurance
Sundries
Sahel KATO
Balance Credit

1704.00

226.40

1638.15

1050.00

12500.11

\$17118.66

\$17118.66

For record only

11960/1/13161

June 29th, 1946.

Mr. & Mrs. Sahel KATO,
Reg. Nos. 04644 & 05980,
Tashua, B.C.

Dear Sir & Madam:-

As per your request of the 27th of June we are enclosing to you herewith our cheque for \$500.00 payable to the order of Sahel KATO.

We are crediting the account of Koto KATO with \$6,721.15 on our books, in accordance with the same letter.

The total amount received from the Bank of Montreal, was \$7221.15 in your behalf.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,


B.R. Dusenbury,
Administration Department.

BRD/DD.
Enc. 1.

cc. to Dept. of Labour, Japanese Division,

File No. 11960/1.

EVACUATION SECTION	
Rec'd	JUL 3 1946
File No.	11960/1
Aus	✓
Referred	Secretary

Sakii Kato, of you
Reg. #04644.
Fashima, B.C.
July 2/46.

Mr. B. R. Duenburg,
Administration Dept.,
Custodian's Office,
Vancouver, B.C.

Dear Sir:

On 27th of June. Mr. P. Good of the Custodian
made arrangements with me to send me \$500.00
from the my account, of which the balance has
been drafted. I am in urgent need of the money.
I would be much obliged if you will
send it to me at your earliest convenience.

Yours truly,
S. Kato.

✓
See over
Letter
June 29/46
D

Form 100-104
1-1-37

11960/04644

Spur

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Nº 675

Issued at: *Tokyo, Japn.*

Date: *June 25th, 1946*

KATO, Sabai

The Government of Canada acknowledges that *KATO, Sabai* 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 Canada by way of Repatriation Grant.

NOT RECORDED
Outstanding Balance - - - *\$12,900.11*

R. H. Deane
for Comptroller of the Treasury

1417

11960/04644

2240

Case 1417

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Nº 993

Issued at VANCOUVER, B.C.,

August 1st, 1946

The Government of Canada acknowledges that KATO, Saburo
has contributed 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.

Case - 11960 - - - - - 100.00 ✓
NOT NEGOTIABLE

Sherrin J. Brown
for Comptroller of the Treasury

11960/1

September 27th, 1946.

Richards, Akroyd & Gall Limited,
614 Pender Street, West,
Vancouver, B.C.

Dear Sirs:-

Re:- Sahel KATO,
Reg. No. 04644
Atlas Policy # M-275845

We are in receipt of your letter of the 25th instant in respect to renewal of the above numbered policy, and in reply we wish to advise that this policy may be cancelled as all KATO's household furniture has been removed from Bowman's Storage warehouse at 827-831 Powell Street.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.

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

Nov. 13/46

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

TREASURY DEPT. CLAIM \$ NIL

Dear Sir:

Re: KATO, Sahei 11960 #04644

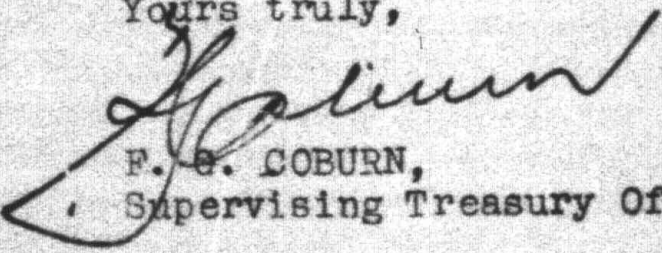
Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 12,580.11

Draft Issued- - - - - \$ 12,580.11

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. S. COBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
March 5th, 1947.

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

TREASURY DEPT. CLAIM \$ *NIL*

Dear Sir:

11960

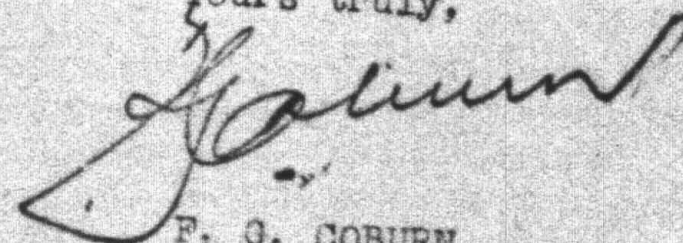
Re: KATO, Sahei #04644

This will acknowledge the sum of \$.09
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

this instance.

There has been no No.2 Receipt issued in

Yours truly,



F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

KATO, Sahei
Ev ac. File #11960
791 Cordova St., Vancouver, B. C.



Picture taken April 8, 1943.

THE ATTACHED RENEWAL OF MORTGAGE IS A TRUE COPY OF THE ONE BETWEEN
SAHEI KATO AND HENRY CECIL AKROYD DATED APRIL 19, 1932.

Lawrence

2 Notary Public in and for the
Province of British Columbia

FEBRUARY 22, 1943.

This Agreement

made the 19th day of April

in the year

Nineteen hundred and ~~thirty~~ thirty-two.

Between

SAHEI KATO of 338 Powell Street in the City of Vancouver in the Province of British Columbia, Merchant

(hereinafter called "the Mortgagor")

OF THE FIRST PART.

AND

HENRY CECIL AKROYD, Broker, of 325 Homer Street in the said City of Vancouver.

(hereinafter called "the Mortgagee")

OF THE SECOND PART.

WHEREAS by an Indenture of Mortgage dated the 19th day of April 1927, and made between the Mortgagor and CHARLES HENRY AKROYD, the then and the Mortgagee of the other part, the said Mortgagor did grant and mortgage to the Mortgagee ALL AND SINGULAR that certain parcel or tract of land situate in the aforesaid City of Vancouver and being more particularly known and described as Lot Thirty one (31) in Block Forty (40) in subdivision of District Lot One hundred and Ninety six (196) Group One (1) New Westminster District, according to the registered map or plan of said subdivision deposited in the Land Registry Office, Vancouver, B.C., and numbered 196.

subject to a proviso for redemption thereof upon payment of \$ 3500.00

with

interest as therein mentioned.

AND WHEREAS the said Henry Cecil Akroyd is now the registered owner of this Charge in fee simple

AND WHEREAS there is now due upon the before in part recited Indenture the sum of \$ 2450.00

AND WHEREAS the Mortgagor has requested the Mortgagee to extend the time for payment of the said principal money which the Mortgagee agrees to do in consideration of the covenants of the Mortgagor herein contained.

NOW therefore in consideration of the premises the Mortgagor for him self his heirs executors, administrators and assigns covenants with the Mortgagee his heirs, executors, administrators and assigns that he will pay the said principal sum of \$ 2450.00 as to \$350.00 thereof, on the 19th April 1933, as to other \$350.00 on the 19th April 1934 and the balance thereof of \$1750.00 on the 19th April 1935.

with interest on all sums from time to time remaining unpaid thereon at the rate of Seven per cent. per annum payable on the 19th days of January, April, July

and October in each year until the said principal sum is paid, the first payment of interest to be made on the 19th day of July 1932

AND IT IS HEREBY AGREED between the parties hereto that this agreement shall from the date hereof and without prejudice to the present state of the mortgage account be read and construed along with the said mortgage and be treated as part thereof and for such purpose and so far as may be necessary to effectuate these presents, and the said Mortgage shall be regarded as being amended, and the said Mortgage as so amended together with all the covenants and provisions thereof shall remain in full force and effect PROVIDED that nothing herein contained shall affect or prejudice the rights of the Mortgagee as against the said heirs, executors, administrators or assigns or against any surety for payment of the said mortgage debt or any part thereof or as against any subsequent encumbrances or other person interested in the said lands or the rights of any of the persons aforesaid which rights are hereby reserved.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written.

SIGNED, SEALED AND DELIVERED

in the presence of

"John M. Kirkwood"
325 Homer Street
Vancouver, B.C.

Broker

"S. Kato"

(Seal)

"H.C. Akroyd"
by attorney in part
"J. Stewart Gall"

(Seal)

Dated April 19th 1922.

—AND—

Renewal of Mortgage

RICHARDS, AKROYD & GALL
GENERAL AGENTS
VANCOUVER, - B. C.

THE ATTACHED RENEWAL OF MORTGAGE IS A TRUE COPY OF THE ONE BETWEEN
IAHEI KATO AND HENRY CECIL AKROYD DATED APRIL 19, 1943.

Edw. J. J. J. J. J.

*A Notary Public in and for the
Province of British Columbia*

FEBRUARY 22, 1943.

This Agreement made the 19th day of April in the year
Nineteen hundred and ~~twenty~~ thirty-five

Between

SAHEI KATO of 338 Powell Street in the City of Vancouver in
the Province of British Columbia, Merchant

(hereinafter called "the Mortgagor")
OF THE FIRST PART.

AND

HENRY CECIL AKROYD, Broker, of 325 Homer Street, in the
aforesaid City of Vancouver

(hereinafter called "the Mortgagee")
OF THE SECOND PART.

WHEREAS by an Indenture of Mortgage dated the 19th day of April 1927, and
made between the mortgagor of the one part,
and the Mortgagee of the other part the said Mortgagor did grant
and mortgage to the Mortgagee ALL AND SINGULAR that certain parcel or tract of
land and premises situate in the aforesaid City of Vancouver and being more part-
icularly known and described as Lot 31, Block 20, District Lot 196, Group 1, New
Westminster District, Plan 196, Land Registry Office, Vancouver, B.C.
AND WHEREAS the said Henry Cecil Akroyd is now the registered owner of this Charge

subject to a proviso for redemption thereof upon payment of \$ 3500.00 with
interest as therein mentioned.

AND WHEREAS there is now due upon the before in part recited Indenture the
sum of \$ 2450.00

AND WHEREAS the Mortgagor has requested the Mortgagee to extend the time for payment
of the said principal money which the Mortgagee agrees to do in consideration of the covenants
of the Mortgagor herein contained.

NOW therefore in consideration of the premises the Mortgagor for him self his heirs
executors, administrators and assigns covenants with the Mortgagee his heirs, executors,
administrators and assigns that he will pay the said principal sum of \$ 2450.00 as follows:
October 19/35-\$50.00; April 19/36-\$50.00; October 19/36-\$50.00; April 19/37-\$50.00
October 19/37-\$50.00 & April 19/38-\$2200.00.
on the day of 19

with interest on all sums from time to time remaining unpaid thereon at the rate of Seven per
cent. per annum payable on the Nineteenth days of January, April, July &

October in each year until the said principal sum is paid, the first payment of
interest to be made on the Nineteenth day of April 1935

It is hereby agreed by the Mortgagor that this paper writing shall be merely a re-
newal proposal until consented to and signed by the Mortgagee

AND IT IS HEREBY AGREED between the parties hereto that this agreement shall from the
date hereof and without prejudice to the present state of the mortgage account be read and con-
strued along with the said mortgage and be treated as part thereof and for such purpose and so
far as may be necessary to effectuate these presents, and the said Mortgage shall be regarded as
being amended, and the said Mortgage as so amended together with all the covenants and pro-
visoes thereof shall remain in full force and effect PROVIDED that nothing herein contained shall
affect or prejudice the rights of the Mortgagee as against the said
heirs, executors, administrators or assigns or against any surety for payment of the said mort-
gage debt or any part thereof or as against any subsequent encumbrances or other person interested
in the said lands or the rights of any of the persons aforesaid which rights are hereby reserved.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and
year first before written.

SIGNED, SEALED AND DELIVERED
in the presence of

"D. Love"

"S. Kato"

(Seal)

"H.C. Akroyd"

(Seal)

Dated April 19th 1935

SAHEI KATO

—AND—

HENRY CECIL AKROYD

Renewal of Mortgage

Lot 31,
Block 40, Lot 196,
District 1, New Westminster Dist.
Group 1, Land Registry Office
Plan 196, VANCOUVER, B.C.

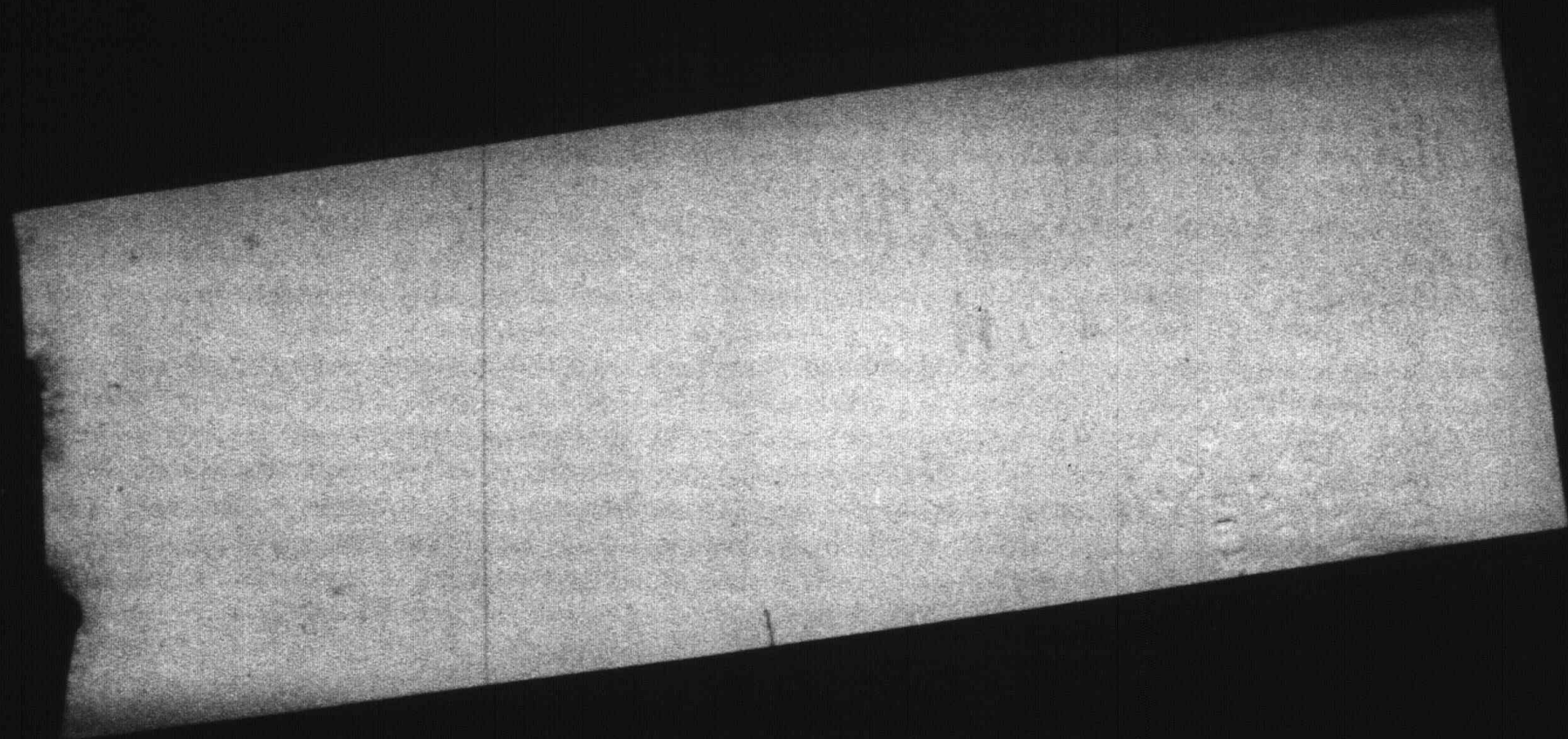
RICHARDS, AKROYD & GALL
GENERAL AGENTS
VANCOUVER, B.C.

THE ATTACHED RENEWAL OF MORTGAGE IS A TRUE COPY OF THE ONE BETWEEN
SAHEI KATO AND HENRY CECIL AKROYD DATED APRIL 19, 1938.

Lawrence

A Notary Public in and for the
Province of British Columbia

FEBRUARY 22, 1943.



This Agreement

made the 19th day of April

in the year

Nineteen hundred and ~~thirty~~ thirty-eight

Between

SAHEI KATO, Merchant, of 338 Powell Street, Vancouver, B.C.

(hereinafter called "the Mortgagor")

OF THE FIRST PART,

AND

HENRY CECIL AKROYD, Broker, of 325 Homer Street, Vancouver, B.C.

(hereinafter called "the Mortgagee")

OF THE SECOND PART.

WHEREAS by an Indenture of Mortgage dated the 19th day of April 1927, and made between the mortgagor of the one part, and the Mortgagee of the other part the mortgagor did grant H.C. Akroyd deceased and mortgage to the Mortgagee ALL AND SINGULAR that certain parcel or tract of land and premises situate in the City of Vancouver, B.C., and commonly known as Lot 31 Block 40 D.L. 196, Group 1 N.W.D., Plan 196, Land Registry Office, Vancouver, B.C. AND WHEREAS the said Henry Cecil Akroyd is now the owner of said mortgage subject to a proviso for redemption thereof upon payment of \$ 3500.00 with interest as therein mentioned.

AND WHEREAS there is now due upon the before in part recited Indenture the sum of \$ 2200.00

AND WHEREAS the Mortgagor has requested the Mortgagee to extend the time for payment of the said principal money which the Mortgagee agrees to do in consideration of the covenants of the Mortgagor herein contained.

NOW therefore in consideration of the premises the Mortgagor for him self his heirs executors, administrators and assigns covenants with the Mortgagee his heirs, executors, administrators and assigns that he will pay the said principal sum of \$2200 as follows: October 19/38-\$50; April 19/39-\$50; October 19/39-\$50; April 19/40-\$50; October 19/40-\$50 and April 19/41-\$1950.00 on the day of , 19 , with interest on all sums from time to time remaining unpaid thereon at the rate of seven per cent. per annum payable on the 19th days of January. April, July and October in each year until the said principal sum is paid, the first payment of interest to be made on the 19th day of July 1938

AND IT IS HEREBY AGREED between the parties hereto that this agreement shall from the date hereof and without prejudice to the present state of the mortgage account be read and construed along with the said mortgage and be treated as part thereof and for such purpose and so far as may be necessary to effectuate these presents, and the said Mortgage shall be regarded as being amended, and the said Mortgage as so amended together with all the covenants and provisions thereof shall remain in full force and effect PROVIDED that nothing herein contained shall affect or prejudice the rights of the Mortgagee as against the said heirs, executors, administrators or assigns or against any surety for payment of the said mortgage debt or any part thereof or as against any subsequent encumbrances or other person interested in the said lands or the rights of any of the persons aforesaid which rights are hereby reserved.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written .

SIGNED, SEALED AND DELIVERED

in the presence of

"D. Love"

"S. Kato"

(Seal)

(Seal)

Dated April 19th 1938

—AND—

Renewal of Mortgage

RICHARDS, AKROYD & GALL
GENERAL AGENTS
VANCOUVER, B. C.

This Indenture

made the Nineteenth day of April
one thousand nine hundred and twenty-seven IN PURSUANCE OF THE ACT RESPECTING SHORT
FORMS OF MORTGAGE:

BETWEEN

SAHEI KATO of 338 Powell Street, in the City of Vancouver,
in the Province of British Columbia, Merchant.

hereinafter called the Mortgagor of the FIRST PART

CHARLES HENRY AKROYD of Duncraggie, Brora, Scotland, Gentleman.

hereinafter called the Mortgagee of the SECOND PART

WITNESSETH that, in consideration of Thirty-five hundred-----

(\$3500.00)-----

Dollars

of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is
hereby by him acknowledged), the said Mortgagor DOTH GRANT AND MORTGAGE unto the
said Mortgagee his heirs and assigns forever ALL that certain parcel or tract of land
situate in the said City of Vancouver and more particularly known and described
as Lot Thirty-one (31) in Block Forty (40) in Subdivision of District Lot
One Hundred and Ninety-six (196) Group One (1) New Westminster District,
according to the registered map or plan of said subdivision deposited at the
Land Registry Office at the said City of Vancouver and numbered 196.

PROVIDED this Mortgage to be void on payment of Thirty-five Hundred (\$3500.00) Dollars

of lawful money of Canada, with interest at Seven (7%) per cent per annum, as well after as before maturity, as follows: That is to say, the said principal sum to be paid quarterly in equal quarterly installments on the nineteenth days of January, April, July and October in each and every year until the whole of the said principal sum shall have been fully paid; the said principal sum and interest money to be paid at the office of Messrs. Richards, Alford & Galt at the said City of Vancouver, the first payment of interest to be made on the nineteenth day of July next (1927), arrears of both principal and interest to bear interest at the rate above mentioned, and such interest on arrears to be a charge on the land in the same manner as all other money hereby secured. The said several payments of principal and interest to be made in gold if required. And taxes and performance of Statute Labor.

THE said Mortgagee covenant with the said Mortgagee that the Mortgagee will pay the mortgage money and interest and observe the above proviso. That the Mortgagee hath a good title in fee simple to the said lands.

And that he ha the right to convey the said lands to the said Mortgagee. And that on default the

Mortgagee shall have quiet possession of the said lands free from all encumbrances.

AND the Mortgagee covenants with the Mortgagee that he the Mortgagee will pay the said principal sum of thirty-five Hundred Dollars (\$3500.00). AS to Three Hundred fifty Dollars (\$350.00) on the 19th day of April, 1928 to Three Hundred fifty Dollars (\$350.00) on the 19th day of April, 1929 AND as to the balance of Twenty-eight Hundred Dollars (\$2800.00) on the 19th day of April 1930.

And the said Mortgagee will execute such further assurance of the said lands as may be requisite.

And that the said Mortgagee hath done no act to encumber the said lands.

And that the said Mortgagee will insure the buildings on the said lands to the amount of not less than the principal money hereby secured in dollars currency. Provided that if and wherever such sum be greater than the insurable value of the buildings, such insurance shall not be required to any greater extent than such insur-

able value; and it and whenever the same shall be less than the insurable value, the Mortgagee may require any such insurance to the full insurable value. And it is further agreed that the Mortgagee may require any insurance of the said buildings to be cancelled and a new insurance effected in the office of any company named by and also may of his own accord effect or maintain any insurance herein provided for, and any amount paid by him therefor shall be forthwith payable to him with interest at the rate

stated by the Mortgagee and shall be a charge upon the land.

AND the said Mortgagee doth release to the said Mortgagee all claims upon the said lands. Sub-

ject to the said proviso. The said Mortgagee covenants with the said Mortgagee that he will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagee or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisions herein contained, the principal hereby secured shall, at the option of the Mortgagee forthwith become due and payable, and in default of payment the powers of sale hereby given may be exercised.

PROVIDED that the said Mortgagee on default of payment for one month may, on giving one month's notice, enter on and lease or sell the said lands. And provided also that in case default be made in payment of either principal or interest for three months after any payment of either falls due, the said powers of entering of and leasing or selling or any of them may be acted upon without any notice by the said Mortgagee. And also that the said Mortgagee may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale may be either by public auction or private sale, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold.

PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for arrears of principal in the same manner as if the same were arrears of interest.

PROVIDED that in default of the payment of the interest hereby secured, the principal hereby secured shall become payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, moneys, liens, cost of suit or matters relating to liens or encumbrances on said land, or pay any property, mortgage or income tax imposed, or that may be imposed, on the Mortgagee or the Mortgagee in respect of the said property or this Mortgage, and valuations, fees, together with all costs and charges and other charges in connection with this Mortgage, and valuations, fees, together with all costs and charges which may be incurred by taking proceedings of any nature in favor of the Mortgagee and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other powers thereunto enabling, shall be forthwith exercisable.

THE ATTACHED MORTGAGE IS A TRUE COPY OF THE ONE BETWEEN SAHEI KATO
AND CHARLES HENRY AKROYD DATED APRIL 19th, 1927.

Robert Akroyd

FEBRUARY 22, 1943.

*A Notary Public in and for the
Province of British Columbia*

PROVIDED that the hereinbefore mentioned notice of exercise of power of sale or lease, or either, may be effectually given either by leaving the same with a grown-up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the country in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said powers shall not be affected.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this Mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. Provided the Mortgagee may in default of payment or breach of any of the covenants hereinbefore contained, enter on the said land and determine the tenancy hereby created without notice.

IT IS AGREED that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off, and are hereby authorized to retain any discharge thereof without registration for a longer period than six months if they think fit to do so.

AND IT IS AGREED AND DECLARED that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the mortgage money to be apportioned upon or in respect of any such parts or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands for such consideration as he shall think proper, or without consideration if he see fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

AND ALSO IT IS AGREED that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except after three months' notice in writing to the Mortgagee or upon payment of three months' interest in lieu of such notice.

AND it is also hereby understood and agreed that the said Mortgagee may, upon any default whatsoever on the part of the said Mortgagor in payment of any principal sum or interest hereby secured or in the observance of any of the covenants and provisions herein contained, appoint a receiver of the income of the mortgaged premises, or any part or parts thereof, and every such receiver shall be deemed the agent of the said Mortgagor and he shall be solely responsible for the receiver's acts or defaults; and the said receiver shall have power to demand, recover and receive all the income of the property of which he may be appointed receiver, by action, distress or otherwise, either in the name of the said Mortgagor or the said Mortgagee, and to give effectual receipts for the same, provided that the said receiver may be removed and a new receiver appointed from time to time by the said Mortgagee by writing under the hands of any authorized agent or solicitor; and it is further declared that the receiver shall be entitled to retain out of the moneys received by him a commission of five per cent. (5%) on the gross receipts, or such higher rates as any judge of any court having jurisdiction may allow upon application to him for the purpose and also all his disbursements in the collection of such income.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos, and agreements, rights, powers, privileges and liabilities contained in this mortgage shall be read and held as made by and with, and granted to and imposed upon, the respective parties thereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

"John M. Kirkwood"
325 Homer Street
Vancouver, B.C.
Insurance Salesman

"Sahei Kato"

(Seal)

FOR MAKER (INCLUDING MARRIED WOMAN)

I Herby Certify that, on the

day of 192

in the Province of British Columbia,

(whose identity has been proved by the evidence on

, who is) personally known to me, appeared

the person mentioned in the annexed instrument as

subscribed thereto as part, that know the

executed the same voluntarily, and in of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at

British Columbia, this

day of

in the year of our Lord, one thousand nine hundred and twenty-

A Notary Public in and for the Province of British Columbia

A Commissioner for taking affidavits within British Columbia

Note:—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Mortgage

CHARLES HENRY AKROYD.

TO

SAHEI KATO

Dated April 19th 1927

VANCOUVER, B. C.

RICHARDS, AKROYD & GALL

The Clarke & Stuart Co., Ltd., Law Printers and Stationers, Vancouver, B. C.

AFFIDAVIT OF WITNESS

Province of British Columbia

To wit:

I,

of

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by

the part, thereto, for the purposes named therein.

2. The said instrument was executed at

3. I know the said part, and that

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at

in the Province of British Columbia, this

day of 192

A Notary Public in and for the Province of British Columbia

A Commissioner for taking affidavits within British Columbia

Articles of Agreement

Made in duplicate the Nineteenth day of April in the year of our Lord one thousand nine hundred and thirty

BETWEEN

SAHEI KATO of 338 Powell Street, in the City of Vancouver, in the Province of British Columbia, Merchant

State Full Name,
Address and
Occupation

Hereinafter called the **Mortgagor**

AND

HENRY CECIL AKROYD of 325 Homer Street, in the City of Vancouver, B.C., Broker

State Full Name,
Address and
Occupation

Hereinafter called the **Mortgagee**

WHEREAS by an Indenture of Mortgage dated the Nineteenth day of April one thousand nine hundred and Twenty seven the said Mortgagor did convey unto the said Mortgagee, ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver in the Province of British Columbia and more particularly

known and described as Lot Thirty one (31) in Block Forty (40) in Subdivision of District Lot One hundred and ninety six (196) Group One (1) New Westminster District, according to the registered map or plan of said Subdivision deposited at the Land Registry Office at the said City of Vancouver and numbered 196.

according to the registered map or plan of the said sub-division deposited in the Land Registry Office at the City of in the said Province and numbered

by way of Mortgage to secure repayment of the sum of

Thirty five hundred Dollars (\$ 3500.00) payable on
Three hundred & fifty Dollars April 19/28, Three hundred & fifty
dollars April 19/29 and Twenty eight hundred Dollars April 19/30 with
interest thereon at seven per cent per annum, as therein mentioned, and
there is still due the sum of Dollars (\$ 2800.00) but all interest
Twenty eight hundred
has been paid up to date hereof:

AND WHEREAS the said Mortgagee is the person entitled to receive the moneys secured or intended so to be by the said Indenture of Mortgage and who is the registered owner of the said Mortgage and the said Mortgagor is the owner of the said lands and premises hereinbefore described subject to the said Mortgage:

AND WHEREAS the Mortgagee has applied to the Mortgagee to extend the time for payment of the said sum of Twenty eight hundred Dollars as to the sum of three hundred and fifty dollars (\$ 2800.00) from the said Nineteenth day of April 1930 to the Nineteenth day of April 1931 /

and as to the balance of Twenty four hundred and fifty dollars

April 1932 which the Mortgagee has agreed to do on the terms and conditions hereinafter set forth:-

NOW THESE PRESENTS WITNESSETH and the parties hereto do hereby mutually covenant, promise and agree each with the other as follows: The Mortgagee will not call in the principal sum of Twenty eight hundred Dollars as to Three hundred and fifty dollars and as to the balance of Twenty four hundred and fifty dollars before the said 19th April 1931

Mortgagee

19th April 1932

The Mortgagee will pay the said sum of Three hundred and fifty dollars on the said 19th April 1931 and the said sum of Twenty four hundred and fifty Dollars (\$) on the said 19th day of April 1932 and will in the meantime pay interest thereon, or on so much thereof as shall for the time being remain unpaid at the rate of seven (7%) per cent. per annum until the said sum of Twenty eight hundred Dollars (\$ 2800.00) shall be fully paid and satisfied.

The Mortgagee will also pay interest on overdue interest at the rate aforesaid with three monthly rests.

The Mortgagee will pay interest due under the said Indenture of Mortgage, but at the rate aforesaid, by equal quarterly payments on the Nineteenth day of January April July & October in each and every year without any deduction, the first of such payments to be made on the Nineteenth day of July 1930

THE MORTGAGEE SHALL HAVE THE RIGHT TO PAY OFF THE SAID SUM OF

Bolton

THE MORTGAGOR shall be bound by and shall perform all provisions, covenants, conditions and agreements contained in the said Indenture of Mortgage and on the part of the Mortgagee therein mentioned agreed to be observed and performed, save so far as the same are altered or varied by these presents.

ATTACHED EXTENSION OF MORTGAGE IS A TRUE COPY OF THE ONE BETWEEN

THEI KATO AND HENRY CECIL AKROYD DATED APRIL 19th, 1930



Notary Public in and for the
Province of British Columbia

FEBRUARY 22, 1943.

IF THE MORTGAGOR shall fail to punctually make any payments of interest in the terms of these presents, and so often as such failure shall occur, or shall fail to punctually make any payment or fail to do any act to be made or performed by the Mortgagor under the covenants on the part of the Mortgagor therein mentioned contained in the said Mortgage save so far as the same are varied by these presents, then the moneys secured by the said Indenture of Mortgage shall immediately become due and payable, and the powers of sale and all other powers ancillary thereto may be forthwith exercised by the Mortgagee as if these presents had not been made.

Wherever the singular or the masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so requires.)

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered
By the MORTGAGEE in the presence of

State Full Name,
Address and
Occupation of
Witness

"D. Love"

325 Homer Street,
Vancouver, B.C.

Accountant

Signed, Sealed and Delivered

By the MORTGAGOR in the presence of

State Full Name,
Address and
Occupation of
Witness

"H. Inouye"

206 Main Street
Vancouver, B.C.
Rooming House

"H. C. Akroyd" (Seal)

Attorney in part

"J. Stewart Gall" (Seal)

"S. Kato" (Seal)

FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the

day of

193 . . . at

, in the Province of British Columbia,

(whose identity has been proved by the evidence on

, who is) personally known to me, appeared

the person mentioned in the annexed instrument as

subscribed thereto as part , that know the

of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at in the Province of

British Columbia, this day of

in the year of our Lord one thousand nine hundred and thirty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—When the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR ATTORNEY

I Herby Certify that, on the

day of

193

at in the Province of British Columbia,

(whose identity

who is)

has been proved by the evidence on oath of personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of

to the annexed instrument as the maker thereof, that the said

is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and

that he, the said

instrument, and subscribed the name of the said

as the free act and deed of the said

attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at

British Columbia, this

day of

in the year of our Lord one thousand nine hundred and thirty

A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

Extension of Mortgage

HENRY CECIL AKROYD

— AND —

SAHEI KATO

Dated April 19th 1930

The Charles & Stuart Co., Ltd., Law Printers and Stationers,
Form No. 64 Vancouver, B. C.

Province of British Columbia

To Wit:

of

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by

the part

thereto, for the purposes named therein.

2. The said instrument was executed at

3. I know the said part, and that

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years

Sworn before me at

in the Province of British Columbia, this

day of

A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.