

11978

VACUATION SECTION
Received FEB 22 1943
File No.
App.
Satisfied

FILE No. 11978

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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: OKURA, INOSUKE

HOME ADDRESS: % MR. H. UYEYAMA, RRA#3 KELOWNNA, B.C.

REGISTRATION NUMBER 00210 SEX: MALE AGE: 43

OCCUPATION:

(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:

MARRIED?

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION:

1810 BURRARD STREET, VANCOUVER, B.C.

DESCRIBED AS LOTS 1, 2, 3 AND 4

BLOCK 228, D.L. 526

2. BUILDINGS AND OTHER IMPROVEMENTS:

15 SUITE APARTMENT HOUSE 1 FAMILY HOUSE

1 STORE

1 BOAT SHOP

3. INSURANCE (Give particulars; state where policies are) \$1000.00 (ON FAMILY HOUSE)

\$2000.00 (LUMBERMEN'S INS. CO.) \$2000.00 (BANKERS AND TRADERS INS. CO.)

4. TAXES (Amount and where payable) \$297.74 (1941) CITY HALL VANCOUVER, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state)

APARTMENT HOUSE 2 SUITES VACANT

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 1810 Diamond St. Vancouver, B.C.

Lot 1, 2, 3, 4 Block 228 D.A. 526

2. LANDLORD'S NAME AND ADDRESS:

JUSKE YAMAGI and JUSKE OKURA 2223 Kilmer St. Vancouver, B.C.

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

Leased for year 1950 1/31/50 2000 month end of month

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

No shares or 1870 Diamond St. Vancouver, B.C.

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: \$2000.00 SUN LIFE INSURANCE
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____
2. TRADE DEBTS: _____

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

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

Dated this 9th day of FEBRUARY 1942

(Signature)

[Signature]

[Signature]
Witness

FOR DEPARTMENTAL USE

11978

INFORMATION FROM R.O.M.P.

DATE Nov. 25, 1942.

Our File No. 11978

Full Name OKURA, Inosuke
(Surname in Block Letters)

Registration No. 00210 Male - Female (Check) Age Mar. 26, 1900.

Former Address 1112 West Pender Street, Vancouver, B.C.

Date Evacuated March 4, 1942 Naturalized - Canadian-Born - National (Check)

RETURNED TO JAPAN
S. S. MARINE FALCON

Present Address R. R. No. 3, Kelowna, B. C. (Apr. 11/45). 24th DEC. 1946

Divorced
Married - Single (Check)

Name of Wife Shimako - Japan

Name of Husband _____

Name of Mother Moto - deceased

Name of Father Tanido - deceased

Names of Children under 16 Keiko (F) 10 years (Japan)

Requested by Peggy Pollard

Registered with Custodian (Yes or No)

Additional Information Grocery store above address: half share apartment house (18 suites)
1810 Burrard St., Vancouver, B.C.

11/18/1940

DOMINION OF CANADA
DEPARTMENT OF FINANCE

No. 1305
Issued *Edmonton, B.C.*
Date *Dec 17/46*

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

NOT NEGOTIABLE

Cash 740⁰⁰ ✓ #2220⁰⁰

[Signature]
for Comptroller of the Treasury

EVACUATION SECTION

Rec'd JUL 14 1949

File No. 11978

Ans.

Referred

404 FEDERAL BLDG.
VANCOUVER, B. C.

711 FEDERAL BLDG.
Exchange Bldg.,
475 Howe Street,
VANCOUVER, B.C.

July 13th, 1949

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

Dear Sir:

TREASURY DEPT. CLAIM \$1/4

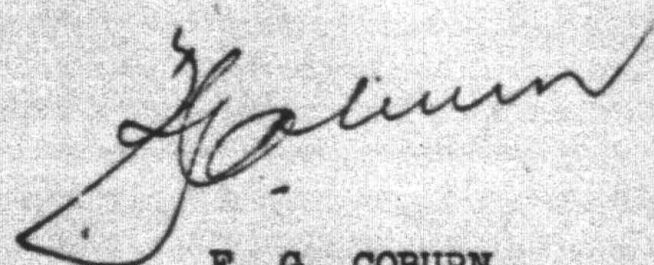
Re:

OKURA, Inosuke - Reg. # 00210

This will acknowledge the sum of \$ 1.04
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No. 2 Receipt issued in
this instance.

Yours truly,



F. G. COBURN,
Regional Administrator.

FGG/RM.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,
January 29th, 1947.

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

TREASURY DEPT. CLAIM \$ *NIL*.

Dear Sir:

Re: OKURA, Inosuke #00210

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 - - - - - \$ 220.00

Draft Issued- - - - - \$ 220.00

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,

E. G. Coburn
E. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

FILE 671/00233

2nd April, 1946.

MEMORANDUM

To: Mr. Gould
From: Mr. F. G. Shears

471/00233 NODA Notarized \$14.65
11978/00210 OKURA Invoice \$12.61
Japan 924. YANAGI Invoice \$2621.08

I have read memorandums from Mrs. McArthur of March 14th and Mr. Gould of March 15th in conjunction with the files.

My understanding is that the real estate, Lots 1, 2, 3 & 4, 1613 Harvard Street and 1782-4 West 2nd Avenue, registered in the names of Fusako YAMAGI (In Japan) and Isosuke OKURA has been sold and the revenue and proceeds of liquidation have been divided 50% to the enemy interest and 50% to Okura.

There has been doubt as to the ownership of the grocery business operated at 1112 West Pender Street. From a financial aspect, however, the facts appear to be as follows:

Merchandise sold	\$831.09
Less Liens etc.	314.96
	<u>\$516.13</u>

and that after the payment of debts there only remains to the credit of the account \$14.65, so that the question of ownership is not very material.

Canadian Credit Men's Trust Association's investigation fees of \$175.- have been charged to our No. 3 account. This investigation, however, covered the real property as well as the grocery business. An arbitrary division of this charge can be made apportioning 1/3rd to the grocery business and 2/3rds to the joint interest in the real estate.

As mentioned above, there may be some doubt as to who may be entitled to the \$14.65 balance, and in order to close the account out this amount may be credited against the 1/3rd of the investigation charges just referred to.

F. G. Shears,
Director.

FGS/PM

EVACUATION SECTION	
Rec'd	JAN 22 1946
File	11578/1
Att	Sealed

C. H. Zingales
Ashcroft Manor
Ashcroft, B.C.

January 17, 1946

Office of the Custodian
Vancouver, B.C.

Dear Sir:

\$1500 sent 2/1/46
Bal 112.64

Regarding the balance of the sale of my property, I would appreciate it very much if you will send them to me at my above address. As I have stated before, the six hundred dollars you have paid me, had to be paid for debt and the doctor's fee.

Now I am ill again and is under doctor's care, and for this reason I would like you to send the money to me.

I had a store in Vancouver on 1112 West Pender. There should be some credit on me from that sale too. I ask you to send me any information regarding and would like you to send its balance which the others to me.

Prior to my evacuation, I have entrusted to Mr. Nohrichi, Nade of my business in his attorney. From what

I have heard from him, he said that
he has registered with the Custodian
all my loans to other people. Please
look into this matter at your earliest
convenience.

Thanking you and awaiting
your immediate reply, I remain

Yours truly,
Junsuke Okura

File No. 119 77/1
Key # 00215.

11978/1

December 17th, 1945.

Mr. Inosuke OKURA,
Registration No. 00210,
C/o G. Misuguchi,
Ashcroft Manor,
Ashcroft, B. C.

Dear Sir:

We are in receipt of your letter of December 12th wherein you request that we forward you at least \$500.00 to cover your debts and bills, and we trust that by now you will have received through the Department of Labour, Japanese Division, our letter of December 7th enclosing a cheque for \$600.00, which is in excess of the figure you mentioned. We trust this will be ample for all your immediate needs.

As advised you, the credit balance in your account is now \$113.61.

We would take this opportunity of advising you that your letter of November 30th to the R. C. M. P., Vancouver, has been forwarded on to us, together with a copy of their letter to you of December 5th in which they advised you that they could not undertake the collection of your debts. We wrote you on these matters in our letter of July 26th, 1945 and there is little we can add to our previous remarks. Had you declared these debts at the time you filled in your declaration form we could at least have endeavored to contact the debtors, but even then we would have required more detailed information as to their full names and addresses, as with such vague information it is quite impossible for us to trace these debtors. There is no objection, of course, to your endeavoring to get in touch with them direct.

Yours truly,

P. Douet,
Administration Department

PD/ER

W. C. H. H. H. H.
Ashcroft, B.C.
December 12/45.

Office of the Custodian,
Vancouver, B.C.

Write

EVACUATION SECTION	
Rec'd	DEC 15 1945
File No.	14401-1970
	17/12/45

Dear Sir:

I have written to you previously
of which I have received no reply.

As I have stated, I am in
financial difficulty. I was sick
confined in hospital during the summer
working season and being very weak
after recovery, I had to stay at my
friend. Naturally I will have to pay him
for the board and I had to force myself
into debt in order to pay the hospital bills.
The debt is \$350 and as I am out
of work and occasionally attending doctor.

I would appreciate it very
much if you could send at least
\$500 now to cover my debt and to
pay my bills for the board of before

and the coming months.

For the reason and with my conscience making me uneasy to stay there I have been asked from another friend to stay with him, which is the address as stated above.

I will give you the name of the friend from whom I have borrowed money in case you may need it for reference: Mr. T. Maeda, Lanloope, B.C.

Awaiting for your immediate reply and please forward the money to the above address on the heading of this letter.

Yours truly,

J. Okura

File No. 14401-11978/1

11978/1 - 14401

September 17th, 1945.

Mr. Inosuke OKURA,
Reg. No. 00210,
C/o Mr. T. Maeda,
North Kamloops, B. C.

Dear Sir:

We are in receipt of your letter of September 13th, contents of which are noted.

We would advise that the position is that we have so many applications on hand from Evacuees for the full sum standing to their credit that it has been impossible for us to cope with all these requests, as in each case the files have to be reviewed from beginning to end. Your file is having our early attention but we would like to point out that in the absence of anything definite from you regarding repayment of the \$500.00 owed by you to Suteso Nabata, same being the balance due on the \$575.00 Promissory Note given him by you, and bearing in mind that you admit this debt, in view of Mr. Nabata's urgent need of funds to purchase feed and material for his chicken farm we have debited your account with this \$500.00 and credited his account with a similar amount. This leaves you with a credit balance of \$713.61 in your account. As stated, this will be forwarded to you as soon as your file is completely reviewed.

We would remind you, however, that we sent you \$1500.00 from your account a short while back. We do not understand why you did not discuss with Mr. Nabata the matter of your debt when you were in Magna Bay some time ago. He informs us that you avoided him at that time and from his latest letter he states he has heard nothing from you, hence our action in this matter.

Yours truly,

J. Douet,
Administration Department

PD/ER

✓
11978/1 - 14401

August 1st, 1945.

Mr. Inosuke OKURA,
Reg. No. 00210,
C/o Mr. T. Maeda,
North Kanloops, B. C.

Dear Sir:

With reference to our letter of July 26th we have now received a letter from Mr. S. Nabata in reply to ours of July 25th.

He informs us that you visited Magma Bay recently but that you did nothing with regard to the payment of the \$500.00 owing to Mr. Nabata. Mr. Nabata requests that his money be paid to him without further delay and unless we hear from you to the contrary by August 15th, 1945 we shall debit your account with \$500.00 and make payment to Mr. Nabata.

In any event, we wish to make it quite clear that \$500.00 will be retained by us in your account to take care of this debt.

We await further information from you regarding the amounts you claim are owing to you before taking any further action regarding same.

Yours truly,

P. Douet,
Administration Department

PD/ER

14401 - 11978/1

July 26th, 1945.

Mr. Inesuke OKURA,
Reg. No. 00210,
C/o Mr. T. Maeda,
North Kanloops, B. C.

Dear Sir:

Your undated letter was received by us on July 23rd and we would advise that we cannot comply with your request to send all your funds to you in view of the \$500.00 owing to Mr. Nabata, in connection with the Promissory Note which he sent us, the amount being \$575.00 of which \$75.00 only has been paid, leaving a balance of \$500.00. We have, however, written to Mr. Nabata informing him of your proposal and must await his reply before taking any action.

We are indeed surprised that at this late stage you inform us that you have some large claims against the persons indicated in your letter. None of these claims were put forward by you when you made your declaration in February 1943, and neither are we able to trace on your file any letter or statement from you relating to the accounts owing to you. In these circumstances, we regret at this late date we cannot take up the matter of these claims. In any event, with such meagre information as you give it would be impossible to approach any of the debtors. We suggest, therefore, that you take these matters up direct with the parties concerned and we express surprise that you have not yourself made some attempt before this to collect these monies.

There is one point in your letter which is not at all clear. Exactly what is the reference to the

"One Dollar Mine Share (15 #10)
Gold Mine
2000' Share"

In your letter you refer to a gold mine owned by a Mr. Hanson whom you state owes you \$249.52 (grocery bill). You further mention "also \$250.00 for share which I have a duplicate copy". You really must understand that we cannot possibly investigate on such vague information. If you own a gold share and it has any value, then why not communicate with the gold mining company in question?

Yours truly,

P. Douet,
Administration Department

PD/ER

Mr. J. Charles Peters
c/o Mr. D. Mander
Hornby Island B.C.

Office of the Custodian
5th Royal Bank Bldg.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	JUL 23 1945
File No.	11978/1-14401
Assn.	20/7/45
Refused	None

Dear Sir:

File No. 11978/1-14401

I received your letter of June 19th regarding
about Mr. Nebata's \$400.00, Nagas Bay B.C. request.

Mr. Nebata and I are very good friends and
this money affair hasn't got anything to do with
the Custodian. Right now I am staying at Kamloops
which is near Nagas Bay so I am trying to see him
in near future to settle this money affair which I
received from him before the war. So could you
send the money direct to me and let me do the
settling between me and Mr. Nebata. It's just a
friendly money between us. Before I came to Kamloops
I stayed at Kelowna which was too far to settle
but now that I am near I'd like to talk
with him personally at my first chance.

When I left Vancouver I left the whole
thing to my superior to hand all the belongings in
hand of the Custodian but unfortunately he did
not as I haven't heard anything from you.

I found a list of names that I don't pay
up full when I owned the store (1112 W.
Pender St.) so could you find them up and
collect the money and send them up together.
The following in the name -

Mr. Russell - \$269.05

(front of English Bay park - corner house)

Mr. & Russell - \$31.48

Mr. Hanson - \$249.52 (grocery bill)

(front of store in Section 10pt. Area
gold mine about 40 miles from Skerison)

Also \$250.00 for share which I have
a duplicate copy as could you kindly get
it too)

Mr. Barnett - \$50.27

(stayed at Deerport 10pt (front of store) owned
a new boat and was fishing when I left)

Also there is a balance of \$215.00 besides this
paper, which I still have but I don't know the
address so I'll get in touch with my nephew first.

Yours truly,
L. O'Brien.

Credit

bal.	215.27	bal.	572.24
Mrs. C. Russell	31.48	Mrs. Laddell	367.05
Mrs. W. M. Johnson	248.52		951.29
Mrs. Ogden	4.28	(Mrs. Johnson Share)	500.00
Mrs. Burnett	50.27		750.29
Mrs. Tuller	16.49		
Mrs. E. Scan	14.91		
	582.24		

(One Dollar Mine Share
& 15¢ per share)
2000 Share.

11976/1 / 4441

May 15th, 1945.

Mr. Inosuke OURA,
Reg. No. 00210,
R. R. No. 3,
Kalamazoo, S. C.

Dear Sir:

With reference to your letter of the 7th instant we enclose our cheque for \$1500.00 which leaves you with a present credit balance of \$1213.61. We have no doubt this amount will be sufficient for your immediate needs and would explain that we are unable to forward you the full amount standing to your credit in our books as we find there is a claim of \$500.00 against you by Suteo HAHATA, Registration No. 00934, at present at Nagua Bay, S. C., being the balance due under a Promissory Note dated December 1st, 1941 in the amount of \$775.00, of which Mr. Sabata states \$75.00 has been paid.

If you agree with the amount due please advise us by return that we may make payment; if not, then give us your reasons or send us receipts if payment has been made.

Have you any other debts, as we note that your Registration Form, dated February 9th, 1943 did not mention the debt to Mr. Sabata.

Yours truly,

P. Doust,
Administration Department

PD/ED
Enc.

11978 - Int. 934

April 11th, 1945.

Mr. Inosuke OKURA,
Reg. No. 00210,
R.R.No.3,
Kelowna, B.C.

Dear Sir:

Re: Cat. No. 27 - 1810 Burrard St., Vancouver.
Lots 1 and 2, Blk. 228, D.L. 526 and
Cat. No. 317 - 1782-84 W. 2nd Ave., Vancouver.
Lots 3 and 4, Blk. 228, D.L. 526.

Please be informed that the above properties have been sold. Catalogue No. 27, namely 1810 Burrard Street, was sold as of October 4th, 1944 for the sum of \$4500.00 and Catalogue No. 317, namely 1782-84 West 2nd Avenue as of September 11th, 1944 for the sum of \$1500.00. Independent appraisals were obtained of these properties and the sales approved by the Advisory Committee.

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

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

In view of the one-half interest in this property of Mr. Jusuke Yanagi who is in Japan, fifty per cent of the proceeds standing in this joint account have been transferred to his account in charge of our Internee Section--the amount involved being \$2713.61.

You thus have a credit balance in our books of \$2713.61 and these funds are available to you in the usual manner.

Yours truly,

P. Douet,
Administration Department

PD/ER
Encs.
cc to B.C. Security Commission.

11978 & Int. 934

REGISTERED A/R

February 20, 1945.

Mr. John G. Harrison,
445 West Pender Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 27
1510 Burrard Street
Vancouver/102/202/536

Attached please find Certificate of Title No. 113641-1 registered in your name and covering the above described property, together with Bankers & Traders Insurance policy No. 22-32034 and Pacific Fire Insurance policy No. 86-6955 both of which have been assigned to you.

Adjustments have been calculated as of October 4, 1944 as shown on the enclosed sheet and a balance of \$2.57 appears to your credit, cheque for which amount is attached hereto.

Please sign and return the attached receipt to this office as soon as possible. Please also sign and return the attached chattel release in order that should there be any hidden Japanese effects discovered on the premises at a later date, these may be removed by the Custodian.

Yours truly,

George Peters,
Administration Department.

GP:MA
Encs.

cc Messrs. H. H. Callaghan & Co.

MEMORANDUM

February 7th, 1945.

TO: Mr. Peters

FROM: Mr. Doust

Re: Catalogue No. 27
1810 Burrard St., Vancouver.
Files 11978 and Int. 934.

I have been delayed in preparing the rental status of the above owing to difficulty in obtaining information from Mr. Harrison, the purchaser, and Ker & Ker Limited, the agents.

This is one of the properties leased to W. D. McNeill, whom you are aware absconded in September 1944. We eventually instructed Ker & Ker Limited to collect rentals from the tenants at the end of October so that McNeill was responsible to us for rent up to October 31st, 1944. His rent was \$45.00 per month, less 5% commission—\$42.75 net.

The adjustment date is October 4th, 1944 and in view of the above Harrison for the month of October only received rent at the above rate and all expenses up to October 31st are not chargeable to him.

We received November rent through Ker & Ker Limited and there is a double commission involved, namely 10% instead of 5%, as a Mrs. Ferguson who lives on the premises actually collects the rents and was allowed this commission by McNeill—Ker & Ker's 5% commission is for supervision.

In order to make the matter clear and in view of the Interest interest, in conjunction with Mr. Peers the attached statement has been prepared showing the amount due to the purchaser covering rentals, water rates, light and scavenging—the figures do not take into account 1944 taxes and insurance.

P. Doust.

PD/ER
Attach.

STATEMENT

Giving particulars of Rentals, Water, Light, Scavenging in connection with adjustments on property at 1810 Burrard St., Vancouver, B. C., purchased by Mr. J. G. Harrison.
 Files 11978 and Internee 934.

	Debit	Credit
Rent, McNeill - Oct. 4 to Oct. 31 29/31 of \$45.00, less commission 5%		\$37.22
Corner Store - November rental \$21.00 less commission 10%		18.90
Room 1 - Rent, bal. of Sept. \$2.50 October 15.00 (Collected by Harrison)	\$17.50	
Room 2 & 3 - November Rental \$18.00, less commission 10%		16.20
Room 3A - November rental @ \$6.00, less commission 10%		5.40
Room 4 - November rental @ \$12.00, less commission 10%		10.80
Room 5 - November rental @ \$12.50, less commission 10%		11.25
Room 7 - November rental @ \$18.00, pd. to Nov. 18 18/31 of net after 10% commn. - \$16.20		9.40
Room 8 - November rental @ \$12.00, less commission - 10%		10.80
Room 9 - November rental \$14.00, paid to Mr. Harrison		
Room 10 - Mrs. Dreyer moved in November. Paid to Mr. Harrison		
Room 11 - November rental \$14.00, less commission 10%		12.60
Room 14 - November 1 to Dec. 6 at \$15.00, less commn. 10% - 1-6/30 of \$13.50		16.20
Room 15 - November rental \$18.00, less commission 10%		16.20
Other expenses:		
Light globes (November)	1.29	
Water Rates pd. by us to Oct. 5th. Oct. 5/31st - 27 days at rate of previous month's bill of 28¢ per day		7.56
Electricity - pd. by us to Oct. 23rd. 6 days at rate of prev. bill of 70¢ per day		4.20
Scavenging - June to Oct. incl. pd. by purchaser		10.90
BALANCE - - - - -	- 170.24	
	\$189.03	\$189.03
Balance due to J. G. Harrison - - - - -		\$170.24

7356 13
 1944 Taxes: \$287.44.
 Adjustment date - October 4th, 1944.

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER
LIMITED

475 HOWE STREET
VANCOUVER, B. C.

November 1st 1944.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

File No. 11978 and Int. 934

Attention Mr. Doust

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

Dear Sirs:-

Re: 1810 Burrard St.

In response to your request re the collections of the rents, the writer visited the above property and we therefore report as follows:-

A Mrs. Ferguson has evidently been acting in the capacity as caretaker. She is allowed free rent of \$20.00 for her suite and 5% of the gross rents collected. She does not pay light charges.

We are attaching hereto a statement showing the rents collected by the writer today from Mrs. Ferguson. This statement also shows the deduction of bills paid by Mrs. Ferguson. We have also attached these bills for your records.

We as agents, have deducted 5% of the rents for services rendered today.

For your information, the outstanding rents are as follows:-

Suite #1 Devalera - September \$7.50, October \$15.00.
Suite #14 Edwards - October \$15.00. Mr. Edwards is withholding this rent because a certain Mr. Bennett in Suite #15 is using his suite as a workshop, pounding and hammering at unearthly hours. The writer investigated Mr. Edwards' complaint, but pointed out that he could not withhold the rent on this account.

We would however, ask you to deal with Mr. Bennett very definitely as he really has become a nuisance and has definitely threatened some of the tenants physically.

Suite #9 Mrs. Magee - The cheque covering the rent for this suite has always been sent direct to Mr. McNeill because the charity from whom this cheque is received will not trust Mrs. Magee.

Office of the Custodian

- 2 -

November 1st 1944.

The writer will call in the early part of November and endeavour to collect these rents.

Incidentally, we would appreciate the name of the new purchaser of this property for our records.

In conclusion, the writer found Mrs. Ferguson a very reliable person and it is fortunate that she is in charge of this apartment.

Yours very truly,

KER & KER LTD.

Per.

John Anderson

RENTAL MANAGER

JMA:RM
Enc.

11978 & Int. 934

September 1, 1944.

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

Dear Sirs:

Re: Catalogue No. 317
1782-84 West 2nd Avenue
3 & 4/228/526

Your letter of August 21st, enclosing cheque for \$150.00 and offer to purchase the above property for the sum of \$1,500.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,350.00.

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

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

Yours truly,

F. G. Shearn,
Director.

GP:EB

11978
Int. 934

August 16, 1944.

W. H. Gallagher & Co.,
Cor. Pender & Richards St.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 27
1810 Burrard Street.

Your letter of July 19th, and cheque for \$450.00, and offer to purchase the above property for the sum of \$4,900.00 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, \$4,050.00.

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

Yours truly,

F. G. Shears,
Director.

GP:EB

MEMORANDUM

August 5th, 1944.

To: Mr. Eaters

FROM: Administration Department

Box Catalogue No. 27
1410 Burrard St., Vancouver, B.C.
Files 11278 and 1st. 934.

There is a lease on this property from January 1941, 1943 for two years to L. J. Burns, and this lease was assigned to Walter B. McNeill on February 6th, 1943. There has been some question of extending this lease as Mr. McNeill claims he cannot recover his heavy expenses in re-decorating unless the lease is extended, but we have never agreed to such extension. As a matter of fact, Mr. McNeill owes about \$150.00 in rental arrears.

Mr. Burns has been consulted on this matter and now the property has been sold no extension of the lease will be granted.

P. Drost.

PD/ER

11978 & Int. 934

July 29, 1944.

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

Dear Sirs:

Your Committee has suggested that it would be desirable to sell Catalogue No. 317 consisting of Lots 3 and 4 of Block 228 together with Catalogue No. 27 covering Lots 1 and 2 of this same block.

We received a tender for \$4,500.00 on Lots 1 and 2 from Messrs. W. H. Gallagher & Company and after advising them that it would be desirable to include the other lots, we have now received their reply stating that they have taken the matter up with their client, Mr. Harrison, who is not at all interested in lots 3 and 4.

We see no particular reason why Lots 1 and 2 should not be sold at the price offered, namely \$4,500.00 and we would ask for your advice in regard to this. According to our files there is a building on Lots 3 and 4 and it would therefore appear possible that this property might be sold separately.

Yours truly,

F. G. Shears,
Director.

FGS:NA

EXTRACT

File 11978

January 13, 1944

B.C. PURCHASERS ASSN.

The Japanese noted below holds 10 shares in the above company. OKURA, I. - registration # 00210.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 29, 1943.

File 11978/1

Catalogue #27.

1810 Burrard St., 1 & 2/228/526.

This is a 2-storey, frame apartment with 14--2, 3 and 4 roomed suites, with 1 bath and 2 toilets on each floor. There is no heat. Building badly in need of repairs throughout. Leased at \$75 per month.

Value \$4500

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

11978

September 4, 1943.

Messrs. Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: 1810 Burrard Street
Isosuke OKURA.

With reference to the above property which is leased to Mr. H. D. McNeill, we are advised by this gentleman that when alterations and repairs are completed, the cost will be as follows:

Electrical (As demanded by city inspector)	\$800.00
Plumbing	325.00
Painting of halls and stairways	195.00
Renovating rooms	190.00
Total -	\$1500.00

We understand that the electrical work has been done and that the baths are now installed and the decorators have commenced work.

As this property is under your management, we shall be glad if you will kindly advise us what you consider has already been expended on this work to date, and if the figures mentioned above will represent approximately the cost of the completed work.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD:BS

Handwritten notes:
As Tot 1-2 4000
Land 3-4 900
Plumb 1-2 295
3-4 400
Total 7250

Handwritten note:
Tot 372

Handwritten notes:
Part 75 per in for 30 allium
1782 W 2 14 per 2
Yours truly, 584 W 2 10

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

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

19th July, 1943.

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

File Nos. 11978/I.934

Dear Sir:

Catalogue No. 27
Lots 1 and 2 Block 228 D.L. 526
1810 Burrard Street

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

Location At the South East corner of Burrard Street and 2nd Avenue.

Apart from the corners of Burrard Street, Second Avenue is a poor class district only partly developed with some small industries and old houses. Several corners on Burrard Street are used as gasoline service stations but there is no further demand for such purpose. The present building on this land is a poor development, but as long as it stands the realization of full value of the land is deferred and must be discounted.

Land The dimensions of the lots are 50 ft. by 120 ft. with a 16 ft. lane at the rear. The 50 ft. frontage is on 2nd Avenue. Under City By-Law No. 2252 passed 13th February, 1933, the City may acquire 7 feet of the width of the lots if required for widening Burrard Street. In the meantime, new building on the site is limited to 43 feet by 120 feet.

Buildings (1) The principal building is a 2 storey and basement frame structure on concrete wall foundation, 25' x 70' plus 30' x 48'. The basement has no floor and is very wet. There is no heating plant. On the 1st Floor there is a confectionery shop at the corner and 5 suites of two rooms. On 2nd Floor, 7 suites of two rooms, 1 of three rooms and 1 of four rooms. Total number of rooms, 31. Each suite has a sink with cold water only. There are 2 bathrooms and 4 w.c.'s.
(2) On Lot 2 is a small frame cottage and a small garage, rented separately.

Condition The interior of the building is being repaired and decorated by the lessee, who has installed the two bathrooms. The exterior siding needs painting. The building is of very cheap construction and appears to be from 25 to 30 years old.

Rent We understand that the main building is leased for 2 years from 15th January 1943, at a rent of \$75. per month. The lessee undertakes to make any improvements demanded by the City and upon spending money will be allowed up to \$30. per month as part of the cost. Owner pays taxes and insurance of the rent, so that there is very little net income, approximately \$150. per year.

The rents of the rooms are to be fixed by the Rental Administrator, but are expected to be \$5. per room per month, and the shop is sublet at \$21. per month.

The cottage and garage are not included in the lease and are rented at \$10. each.

We estimate the income position of the owner at the end of the lease as follows:-

<u>Rents</u>	12 suites of 2 rooms at \$10.	\$ 120.
	1 suite of 4 rooms at \$20.	20.
	1 suite of 3 rooms used by caretaker	
	confectionery shop	21.
	cottage and garage	20.
	Monthly total	<u>\$ 181.</u>

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 2 -

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

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

19th July, 1943.

Rents (Cont'd)

	Yearly total	\$ 2,172
Allowance for loss by vacancy and bad debts. 10%		<u>217</u>
		\$ 1,955

Expenses

Taxes	\$ 350.	
Water rates	85.	
Insurance, Fire, glass and liability	45.	
City Licence	48.	
Caretaker Minimum Wage.	480.	
Maintenance	300.	
Management 5%	98.	
	<u>\$1,406.</u>	<u>1,400</u>
Surplus for interest and depreciation		<u>\$ 555.</u>

The above is an optimistic estimate. The age and cheap construction of the building require a heavy deduction to write off its value in a relatively short time.

As the property will show only a very small return for the term of the lease and as any purchaser must expect to spend a substantial sum in rehabilitation of the building in addition to the limited obligation of the lessee, this is not an attractive property for investment.

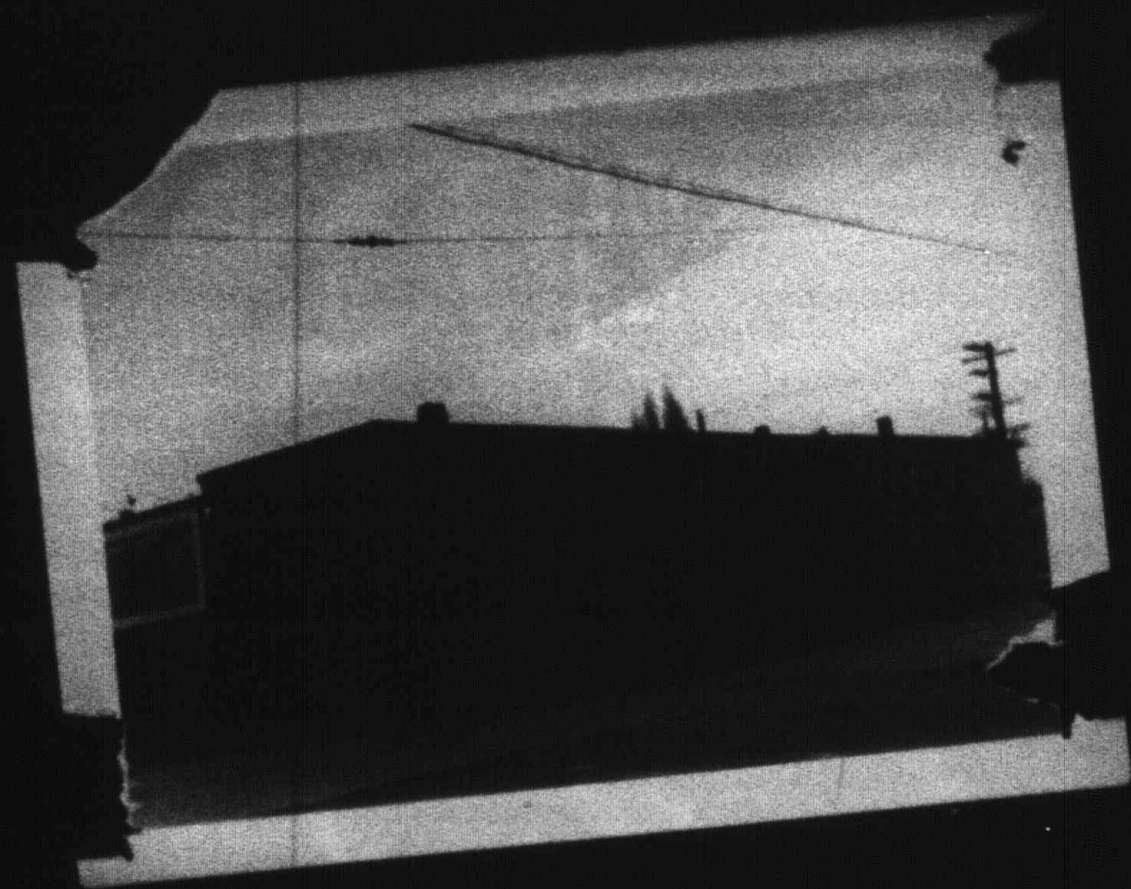
We are of the opinion that the market value is not more than \$3,500.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *D. Reeve*

DWR



Catalogue No. 27
File Nos. 11978 & Int. 934
1810 Burrard Street
Vancouver/1&2/228/526

Receipt of Certificate of Title No. 113641-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Pacific Fire Insurance Company policy No. 86-6955 and Bankers & Traders Insurance Company policy No. 32-32054 both of which have been assigned to me.

Dated at Vancouver, B. C., this 28 day of February 1945.

John Glen Harrison

Return to the Custodian

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

Dear Sirs:-

Re: 1810 Burrard St. 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,

John. Glover Harrison. Signed

Return to the Custodian

16th October, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: Internee 934 and Evacuee 11978

NAME: Jusuke Yanagi and Inosuke Okura

CATALOGUE NO: 27

RE: 1810 Burrard Street, Vancouver, B.C.
- Apartment house

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lots 1 and 2, Block 228, District
Lot 526, Group 1, New Westminster
District, Plan 590.

Encumbrances: None

Taxes: 1944 taxes paid - no arrears or
consolidated.

Vested: 34409 and 35862

VALUATION BY APPRAISER: \$4500.00

AMOUNT OF BID: \$4500.00

APPROVED BY ADVISORY COMMITTEE: August 4th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$4500.00

NAME OF PURCHASER: John Glover Harrison

K.W. WRIGHT

KWF/DG
Attache

This Indenture

Made in _____ the fourth day of September in the year of our Lord one thousand nine hundred and thirty (1933)

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

CYRUS ARMINUS DEAN (Engineer)

of 2376, Cornwall Street, City of Vancouver,
Province of British Columbia,

State Full Name
Address and
Occupation

(hereinafter called the Grantor),

AND

JUSUKE YANAGI and INOSUKE OKURA

both salesmen of 269, Powell Street,

State Full Name
Address and
Occupation

City and Province aforesaid,

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of Eight Thousand - - - - -
- - - - - (\$8,000.00.) - - - - -

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lots One (1), Two (2), Three (3) and Four (4) of Block numbered Two Hundred and Twenty Eight (228) in sub-division of District Lot numbered Five Hundred and Twenty Six (526) Group One (1) New Westminster District, according to the registered map of said sub-division deposited in the Land Registry Office, at the City of Vancouver in the said Province and numbered 530.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisions, and conditions expressed in the original grant thereof from the Crown; and subject to all taxes, rates, and local improvement assessments whether already or hereafter assessed.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

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

Sign, Seal and Deliberate
IN THE PRESENCE OF

Walter Young } Cyrus Arminius Dean,
1414 Ave. Vancouver, B.C.
State Full Name Address and Occupation of Witness Baker

FOR MAKER

I HEREBY CERTIFY that on the _____ day of _____ 19____
at _____ in the _____ of _____

(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged
to me that the person mentioned in the annexed instrument as the maker thereof, and whose
name subscribed thereto as part and that he knew the contents thereof, and that he
executed the same voluntarily, and 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 _____

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.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Commissioner for taking affidavits within British Columbia.
A Notary Public in and for the Province of British Columbia.

one thousand nine hundred and
this day of
at
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
legally entitled to carry on business in the Province of British Columbia,
to subscribe his name as aforesaid, and to affix the said seal to the said instrument, and that such Corporation is
of the
annexed instrument, as
of the said
and that he is the person who subscribed his name to the
me and acknowledged to me that he is the
evidence on the oath of
In the
of
I HEREBY CERTIFY that on the
day of
19
at
(whose identity has been proved by the
who is) personally known to me, appeared before
of
FOR THE SECRETARY OR OTHER OFFICER OF A CORPORATION

1. I was personally present and did see the within instrument duly signed and executed by
Cyrus Arminius Dean
the party therein, for the
purpose named therein.
2. The said instrument was executed at
Vancouver, B. C.
3. I know the said party, and that
he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
SWORN before me at
Vancouver
in the Province of British Columbia, this
19th day of
September
1930.
[Signature]
[Signature]
A Commissioner for taking affidavits within British Columbia.
A Notary Public in and for the Province of British Columbia.

DECLARATION OF WITNESS

Dated 4th September 1930.

CYRUS ARMINIUS DEAN

TO

IUSUKE YANAZI and

INSUKE OKURA

ECI Form No. 1

Deed of Land

SITUATE IN

City of Vancouver, B. C.

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 208

934
THIS INDENTURE made the 6th day of February, A. D. 1943.

BEFORE:

WILFRED J. BARN, of 1225 West 7th Avenue, in the City of Vancouver, in the Province of British Columbia, Manager, hereinafter called the "Assignor".

OF THE FIRST PART

AND

WALTER D. McNEILL, of 3636 West 19th Avenue, in the City of Vancouver, in the Province of British Columbia, Credit Manager, hereinafter called the "Assignee".

OF THE SECOND PART

WHEREAS the Assignor is the Lessee of these certain Indentures of Lease described in the Schedule annexed hereto and forming a part of this Agreement

AND WHEREAS the Assignor has agreed to assign the said Indentures of Lease to the Assignee:

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration now paid by the Assignee to the Assignor, the Assignor doth hereby assign and set over unto the Assignee all these certain Indentures of Lease more particularly described and set forth in the Schedule annexed hereto and forming a part of this Agreement and all the estate, right, title, benefit, advantage, property, claim and demand whatsoever of the Assignor of, on or to the same and the property comprised therein.

THE ASSIGNEE COVENANTS AND AGREES that he will do and perform all the things, covenants and conditions undertaken by the Assignor to do and perform in the aforesaid Indentures of Lease and hereby agrees to indemnify and save harmless the Assignor from any claims or demands of any nature in respect thereof.

THIS INDENTURE and everything herein contained shall enure to the benefit of, and be binding upon, the executors, administrators and assigns of the parties hereto respectively.

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

SIGNED, SEALED AND DELIVERED

in the presence of
J. A. Buchanan
Vancouver, B. C. (signed)
Solicitor
as to the signature of E. J. Barn

B. Cherever (signed)

E. J. Barn (signed)

W. D. McNeill

THIS IS THE SCHEDULE REFERRED TO IN THE
ASSIGNED AGREEMENT BETWEEN ELIOTT J. BARNES
as Assignor and WALTER D. McNEILL as
Assignee, DATED THE 6TH DAY OF FEBRUARY, 1943.

1. That certain Indenture of Lease dated the 30th day of November, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Elliott J. Barnes, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee 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, more particularly known and described as follows: Lot 17, Block 229, District Lot 536, together with the building erected thereon, being known as Number 1612 West End Avenue, for the period of two years from the 1st day of December, 1942, yielding and paying therefor to the Lessor the sum of \$600.00 on the terms and conditions more particularly contained in the said Indenture of Lease.
2. That certain Indenture of Lease dated the 7th day of January, 1943, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Elliott J. Barnes, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee 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, more particularly known and described as follows: Lot 3, Block 44, District Lot 181, Plan 176, together with the building erected thereon, being known as Number 710 Alexander Street, for the period of two years from the 15th day of February, 1943, yielding and paying therefor to the Lessor the sum of \$900.00 on the terms and conditions more particularly contained in the said Indenture of Lease.
3. That certain Indenture of Lease dated the 17th day of December, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Elliott J. Barnes, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee 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, more particularly known and described as follows: Lot 12, Block 229, District Lot 536, together with the building erected thereon, being known as Number 1642 West End Avenue, for two years from 1st December, 1942, at a rental of \$400.00 as set forth in said Lease.
4. That certain Indenture of Lease dated the 16th day of December, 1942, made between Satori Chori, Yasushi Chori and Yoko Chori, therein called the "Owner" of the First Part, and Elliott Jacob Barnes, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee 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, more particularly known and described as follows: Lot 29, Block 38, District Lot 176, being known as Number 409 Alexander Street, for the period of two years from the 1st day of January, 1943, yielding and paying therefor to the Lessor the sum of \$640.00 on the terms and conditions more particularly contained in the said Indenture of Lease.
5. That certain Indenture of Lease dated the 28th day of December, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Elliott Jacob Barnes, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee 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, more particularly known and described as follows: Lot 9, Block 229, District Lot 536, being known as 1638 West Second Avenue, for the period of two years from the 1st day of January, 1943, yielding and paying therefor to the Lessor the sum of \$840.00 on the terms and conditions more particularly contained in the said Indenture of Lease.
6. In addition to the indentures of lease hereinbefore mentioned, the rights to lease, whether confirmed by the Lessor or only tentative, the following properties are hereby assigned to the said Walter D. McNeill, the properties are commonly known as follows:
439 Alexander Street, Vancouver, Province of British Columbia.
646 Alexander Street
1662 West End Avenue

Int. Date 93 4

KNOW ALL MEN BY THESE PRESENTS that I, WALTER D. McNEILL, of 3636 West 19th Avenue, in the City of Vancouver, in the Province of British Columbia, Credit Manager, in consideration of the sum of One (\$1.00) Dollar and other valuable consideration, receipt of which is hereby acknowledged, HEREBY ACKNOWLEDGE AND DECLARE that I am possessed of those certain Indentures of Lease described in the Schedule annexed hereto, in trust for the only use, benefit and advantage of E. J. Baren Holdings, a Partnership Concern carrying on business at 147 Howe Street, in the City of Vancouver, in the Province of British Columbia and composed only of three partners, namely, Elliott J. Baren of 1225 West 7th Avenue, Walter D. McNeill of 3636 West 19th Avenue, and Birdette Chereover, of 2335 West 10th Avenue, Housewife, all of the City of Vancouver, in the Province of British Columbia, and that all the income accruing or to accrue therefrom is held only in trust for the said partnership.

AND I HEREBY COVENANT FOR myself, my executors and administrators, with the said Partnership and the within named partners, their executors, administrators and assigns, that I will at any time hereafter at the request and at the cost of the said E. J. Baren Holdings, composed of the said partners, assign and transfer the said property to such person or persons as the said Partnership may direct.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 6th day of February, A.D. 1943.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

(Signed) R. C. Messenger

Signed: W. D. McNeill

THIS IS THE SCHEDULE REFERRED TO IN THE
ANNEXED DECLARATION OF TRUST BETWEEN
ELLIOTT J. BARNES AND E. J. BARNES HOLDINGS,
DATED THE DAY OF FEBRUARY, 1943.

1. That certain Indenture of Lease dated the 30th day of November, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Elliott J. Barnes, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee 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, more particularly known and described as follows: Lot 17, Block 229, District Lot 326, together with the building erected thereon, being known as Number 1618 West 2nd Avenue, for the period of two years from the 1st day of December, 1942, yielding and paying therefor to the Lessor the sum of \$600.00, on the terms and conditions more particularly contained in the said Indenture of Lease.
2. That certain Indenture of Lease dated the 7th day of January, 1943, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Elliott J. Barnes, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee 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, more particularly known and described as follows: Lot 3, Block 44, District Lot 161, Plan 196, together with the building erected thereon, being known as Number 710 Alexander Street, for the period of two years from the 15th day of February, 1943, yielding and paying therefor to the Lessor the sum of \$950.00 on the terms and conditions more particularly contained in the said Indenture of Lease.
3. That certain Indenture of Lease dated the 17th day of December, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Elliott J. Barnes, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee 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, more particularly known and described as follows: Lot 12, Block 229, District Lot 326, together with the building erected thereon, being known as Number 1642 West Second Avenue, for the period of two years from the 1st day of December, 1942, yielding and paying therefor to the Lessor the sum of \$450.00, on the terms and conditions more particularly contained in the said Indenture of Lease.
4. That certain Indenture of Lease dated the 15th day of December, 1942, made between Yutari Otori, Yasushi Otori and Isako Otori, therein called the "Lessor" of the First Part, and Elliott Jacob Barnes, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee 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, more particularly known and described as follows: Lot 29, Block 38, District Lot 196, known and described as Number 409 Alexander Street, for the period of two years from the 1st day of January, 1943, yielding and paying therefor to the Lessor the sum of \$240.00, on the terms and conditions more particularly contained in the said Indenture of Lease.

5. That certain Indenture of Lease dated the 26th day of December, 1942, made between the Secretary of State of Canada, therein called the "Owner" or the "Lessor" of the First Part, and Elliott Jacob Huron, therein called the "Lessee" of the Second Part, wherein the Lessor doth demise to the Lessee 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, more particularly known and described as follows: Lot 9, Block 229, District Lot 326, being known as 1658 West Second Avenue, for the period of two years from the 1st day of January, 1943, yielding and paying therefor to the Lessor the sum of \$640.00 on the terms and conditions more particularly contained in the said Indenture of Lease.

REG.
NO.

00210

00233

NAME

OKUMA, Anosuke
YAMAGI, Jinsuke
NODA, NobuichiFILE
NO.11928
934 Int.
43x471

ASSURED

THE SECRETARY OF STATE OF CANADA, acting in his capacity as CUSTODIAN

COMPANY

Bankers & Traders
Insurance Company

POLICY NO.

32-32054

AMOUNT

\$2,000.00

PREMIUM

\$41.50

RATE

2.075

TERM

3 Yr. March 22, 1947

EXPIRATION

PROPERTY INSURED

\$2,000.00 on the two story, frame,
Patent roofed bldg occupied
as Stores & Apartments.

LOCATION

Lots 1-2-3-4-, Blk. 228, D.L. 526,
1796-1798 E. 2nd Ave. and
1810-1820 Burrard St.,
Vancouver, B.C.

LOSS PAYABLE

Assured

INSURANCE AGENT

Hobson, Christie & Co., Ltd. Ker & Ker.

RENTAL AGENT

ENDORSEMENTS

Transferred to New Owner - Harrison - 22/11/44

Harrison

NO. 00210

00233

NAME OKURA, Inasuke
YANAGI, Jusuke
NODA, Nobuichi

FILE NO. 11278
934 Int.
471

ASSURED

THE SECRETARY OF STATE OF CANADA, acting in his capacity as CUSTODIAN

COMPANY
Pacific Fire
Insurance Company

POLICY NO.

86-6855

AMOUNT

\$2,000.00

PREMIUM

\$41.50

RATE

2.075

TERM

3 Yr.

EXPIRATION

March 22, 1947

PROPERTY INSURED

\$2,000.00 on the two-story, frame, patented
roofed Bldg. occupied as
Stores & Apartments.

LOCATION

Lots 1-2-3-4-, blk. 228, D.L. 526
1796-1798 W. 2nd Ave.
1810-1820 Burrard St.
Vancouver, B.C.

LOSS PAYABLE

Assured

INSURANCE AGENT

Hobson, Christie & Co.

RENTAL AGENT

Kor & Kor. Ltd.

ENDORSEMENTS

Wilson

Transferred to New Queen - Harrison - 22/11/44

REG. NO. 00232 00233	NAME YAMAI, Juniko YAMAI, Juniko NODA, Nobuchi	FILE NO. 11978 934 Int. 471
ASSURED ● THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.		
COMPANY Lambertson's Insurance Company	POLICY NO. 9-7274	AMOUNT \$1,000.00 PREMIUM \$35.00 RATE 3.50 TERM 1 Yr. EXPIRATION Oct. 13, 1943
PROPERTY INSURED \$700.00 on the 1½ story, frame, shingle-roof private dwelling. 300.00 on the frame, shingle-roof Boat Works & Acetylene Welding Works in front of above bldg.		LOCATION rear of Lot 4, Block 228, D.L. 526, 1782 West 2nd Ave., Vancouver, B.C.
LOSS PAYABLE Assured	INSURANCE AGENT Francis M. Hann	RENTAL AGENT Ker & Ker.
ENDORSEMENTS ● <i>Transferred to new Decree - Seaver & Sons - 25/10/44</i>		

0010

OKURA, Insurance

FILE NO. 11978

(See also Files 734 Int, & 471)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Lumbermens Insurance Company	<i>Amica - Lumbermen's</i> 9-5571	\$2,000.	March	22	1943	1796-98 W. 2nd Ave. Vancouver, B.C.
Bankers & Traders Insurance Co.	<i>Amica - Bankers Insurance</i> 32-28563	\$2,000.	March	22	1943	1796-98 W. 2nd Ave. Vancouver, B.C.
Bankers & Traders Insurance Co.	<i>Amica - 32-31361 - Bankers Insurance Ltd.</i> 32-29718	\$1,000.	Oct.	13	1943	Rear Lts. 4, Blk. 228, D.L. 526, 1782 W. 2nd Ave. Vancouver, B.C.
Lumbermen's Insurance Co.	<i>Amica - 32-32054 - Pacific Lumber Co.</i> 9-6123	\$2,000.	March	22	1944	Lts. 1, 2, 3, 4, Blk. 228, D.L. 526, 1796-98 W. 2nd Ave. and 1810-20 Burrard St., Vancouver.
Bankers & Traders Insurance Co.	<i>Amica - 32-32054 - Bankers Insurance</i> 32-30248	\$2,000.	March	22	1944	Lts. 1, 2, 3, 4, Blk. 228, D.L. 526, 1796-98 W. 2nd Ave. & 1810-20 Burrard St., Vancouver.
Bankers & Traders Insurance Co.	<i>Amica - 32-32054 - Bankers Insurance</i> 12-31363	700.00 Bldg. & 300.00 Cont.	Oct.	13	1944	Lts. 1, 2, 3, 4, Blk. 228, D.L. 527, 1782 W. 4th Ave., Vancouver
Bankers & Traders Insurance Company	<i>Amica - 32-32054 - Bankers Insurance</i> 32-32054	\$2,000.	March	22	1947	1796-1798 W. 2nd Ave. 1810-1820 Burrard St. Vancouver, B.C.

SEE PAGE 2

MEMORANDUM

April 12th, 1945.

TO: File No. 11978
FROM: Administration Department

Re: Claims

Owing to Sotaro NABATA, Reg. No. 00934
File No. 14401

B. C. Telephone Company

- \$500.00

- \$ 2.65 (Pd. May 19/42)

*paid
17/9/45*

[Handwritten signature]

MEMORANDUM

February 7th, 1945.

TO: Mr. Peters

FROM: Mr. Doust

Re: Catalogue No. 27
1810 Burrard St., Vancouver.
Files 11978 and Int. 934.

I have been delayed in preparing the rental status of the above owing to difficulty in obtaining information from Mr. Harrison, the purchaser, and Ker & Ker Limited, the agents.

This is one of the properties leased to W. D. McNeill, whom you are aware absconded in September 1944. We eventually instructed Ker & Ker Limited to collect rentals from the tenants at the end of October so that McNeill was responsible to us for rent up to October 31st, 1944. His rent was \$45.00 per month, less 5% commission—\$42.75 net.

The adjustment date is October 4th, 1944 and in view of the above, Harrison for the month of October only received rent at the above rate and all expenses up to October 31st are not chargeable to him.

We received November rent through Ker & Ker Limited and there is a double commission involved, namely 10% instead of 5%, as a Mrs. Ferguson who lives on the premises actually collects the rents and was allowed this commission by McNeill—Ker & Ker's 5% commission is for supervision.

In order to make the matter clear and in view of the Interest interest, in conjunction with Mr. Peers the attached statement has been prepared showing the amount due to the purchaser covering rentals, water rates, light and scavenging—the figures do not take into account 1944 taxes and insurance.

PD/ER
Attach.


P. Doust.

PERSONAL PROPERTY SUMMARY

File No. 11978

November 16, 1946

Re: Inosuke OKURA (Mr.)
Reg. No. 00210

Chattels:

No chattels were declared by the above Japanese person and there is nothing on file to indicate that any personal effects belonging to the above Japanese person were left in the Protected Area of British Columbia.

Specified Articles:

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

Accounts Receivable:

* - see
below

No accounts receivable were declared by the above Japanese in his JP form dated February 9, 1943, but in a letter dated July 23, 1945 OKURA gave a list of debtors who left unpaid accounts when OKURA had a grocery business at 1112 West Pender, Vancouver. Due to very vague information supplied by OKURA to the Custodian and the fact that OKURA did not register these claims until such a late date the Custodian suggested to OKURA that he endeavor to collect these accounts direct.

LIFE INSURANCE:

OKURA declared a \$2000.00 Sun Life Assurance policy. No further reference is made to this Policy on file and no action regarding same has been taken by the Custodian.

Stock:

An extract on file dated January 13, 1944 states that Inosuke OKURA holds 10 shares in B. C. Purchasers Association. Affairs of this Association being handled through Norris & MacLennan, and P.S. Ross & Sons, but to date no distribution has been made to shareholders.

* - Additional Accounts Receivable

On June 24th, 1944 the Custodian received a cheque for \$5.00 from Tuckett Limited representing rental for a wall advertising sign erected at 1782 W. 2nd Avenue for the period June 21, 1944 to June 20, 1945. This amount was credited to the Joint Account of Inosuke OKURA and J. YANAGI (Int. 934), joint owners of the above real property, which joint account was later divided between the above Japanese persons.

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

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

E. Robertson

File Nos. Int. File 934.
Evac. " 11978.
Catalogue No. 27.

October 16th, 1944.

MEMORANDUM

TO: Mr. E. W. Wright
FROM: Mr. D. A. Gruver

Jusuke YAMAGI - In Japan
Inosuke OCHURA - Reg. No. 00210
City of Vancouver
Lots 1 & 2, Blk. 228, D.L. 326,
Sp. 1, N.W.D., Plan 570.
Certificates of Vesting Nos. 34409
and 35262.

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

1. Original Certificates of Encumbrance (2).
2. Transmission in duplicate.
3. Deed in duplicate.... JOHN GLOVER HARRISON.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 74307-K, is in Jusuke YAMAGI'S possession.

DAC:JS
Encls.

D.A. Gruver

January 9th, 1945

Files No. Int. 934.
Evo. 11978.
Catalogue No. 27.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D.A. Cramer

Jusuke YANAGI - In Japan
Inosuke OKURA - Reg. No. 00210
City of Vancouver
Lots 1 & 2, Blk. 228, D.L. 526,
Gr. 1, N.W.D., Plan 590.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated November 16th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 113640-L, dated November 16th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 113641-L, dated November 16th, 1944, registering the property in the name of John Glover Harrison (Deed).
3. Duplicate of Transmission dated October 17th, 1944.
4. Duplicate of Deed dated October 17th, 1944, - Secretary of State to John Glover Harrison.
5. Certificate of Indefeasible Title number 113641-L, dated January 3rd, 1945, covering the above property in the name of John Glover Harrison.

D. A. Cramer

DAC:MM
Atch.

Int. File No. 934, and
Evas. File No. 11978.
Catalogue No. 317.

December 8th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Jusuke YANAGI
Inosuke OKURA
City of Vancouver
Lots 3 and 4, Blk. 228, D.L. 526,
Co. 1. N. W. D., Plan 590.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated October 18th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 111854-L, dated October 18th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 111855-L, dated October 18th, 1944, registering the property in the name of C. J. Seamer & Sons Ltd. (Deed).
3. Duplicate of Transmission dated October 6th, 1944.
4. Duplicate of Deed dated October 6th, 1944 - Secretary of State to C. J. Seamer & Sons Limited.
5. Certificate of Indefeasible Title number 111855-L, dated December 4th, 1944, covering the above property in the name of C. J. Seamer & Sons Ltd.

D. A. Cramer

DAC:JS
Atch.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Inosuke OKURA
Jusuke YANAGI
Reg. No. 00210
Reg. No. 03794(In Japan)
File No. 11978.
Int. File 934.
(Copy for File 471).

CATALOGUE NO: 317

PROPERTY ADDRESS: 1782-84 West 2nd Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lots 3 and 4, Block 228, District Lot 526, Group 1, N.W.D., Plan 590

TITLE: Registered in the names of Jusuke YANAGI and Inosuke OKURA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 34409, dated 30/6/42 as to YANAGI.
Vesting Order filed No. 35862, dated 12/3/43 as to OKURA.

ASSESSED VALUES: Land \$900.00
Improvements \$400.00 - \$1300.00. Taxes - \$57.75.

CLASSIFICATION: This property consists of a small house and small workshop in the rear. Situate on Lot 50' x 120'. Valuator's valuation - \$1,500.00.

HISTORY OF ADMINISTRATION: This property was leased on a monthly basis by The Canadian Credit Men's Trust Association, who were acting as Rental Agents for Lots 1 and 2, Blk. 228, D.L. 526, as well as this property. Rents were \$10.00 per month for each building. The returns were made in conjunction with those of Lots 1 and 2 as both properties were owned by the same persons. The Canadian Credit Men's Trust Association were removed as Rental Agents, November 23rd, 1944, and Messrs. Ker & Ker Ltd., were appointed in their stead, and continued in charge until the property was sold.

SOLD: To C.J. Seamer and Sons Limited for \$1500.00 as at September 11th, 1944. Approval of Advisory Committee - August 25th, 1944.

Funds released to the Joint Credit of Inosuke OKURA and Jusuke YANAGI as at February 20th, 1945, against which were the following charges: Real Estate Commission - \$75.00, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$2.50 = \$86.50, leaving a net credit of \$1413.50 from said transaction.

Adjustments to the amount of \$38.15 - Purchaser's share of Unexpired Fire Insurance Premiums, \$17.21 - Purchaser's share of 1944 Taxes and \$1.46 - Purchaser's share of Water Rates = \$56.82 were placed to the credit of Inosuke OKURA and Jusuke YANAGI'S Joint Account.

The net proceeds from the sale of this property (Cat.317) Lots 3 and 4, Blk.228, D.L. 526, and the net proceeds from the sale of Lots 1 and 2, Blk.228, D.L. 526 (Cat.27) were divided on a 50/50 basis, viz., \$2713.61 was placed to the credit of Inosuke OKURA'S account File No.11978 and \$2713.61 was placed to the credit of Jusuke YANAGI'S account File No. Int. 934, on April 25th, 1945.

1945.

- 2 -

Files 11978 and Int.934.
(Copy for File 471).

The following Fire Insurance Policy:-

Lumbermen's Insurance Co., Policy No. 9-7274 - \$1,000.00,
\$700.00 of which covered the 1½ storey dwelling and
\$300.00 of which covered the Boat Works and Welding Works in
front of the above building, was transferred to C.J. Seamer & Sons
Limited 25th October, 1944.

OLD CERTIFICATE OF TITLE

No. 74307-K: Inosuke OKURA declared on his JP Form signed 9th February, 1943
that the Title Documents were in possession of Jusuke YANAGI In Japan

Certificate of Title No. 111855-L in the name of C. J. Seamer & Sons
Limited, was sent to them by Registered Mail February 26th, 1945.
Post Office Receipt No. 16432 acknowledging receipt of same is on file

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

November 15th, 1946.

DAC:JS


D. A. CRAMER.

Before being evacuated Inosuke OKURA asked his Nephew, Nobuichi NODA to look after his affairs here, thinking that Canadian born Japanese would not be evacuated. The Credit Men's Trust liquidated the grocery stock paying off the accounts owing by The Pender Grocery, and looked after the rentals of the apartment property until November 16th, 1942 when Mr. Edgar T. Read wrote to them objecting to their charges, stating if they were unable to carry on on a straight 5% on gross receipts and 2% on disbursements to please return the file. The result was that Messrs. Ker & Ker Ltd., were appointed as Rental Agents on November 23rd, 1942 and continued in charge until both properties were sold September 11th, 1944 and October 4th, 1944, respectively.

SOLD:

To John Glover Harrison for \$4,500.00 as at October 4th, 1944.
Approval of Advisory Committee - August 4th, 1944.

Funds released to the Joint Credit of Inosuke OKURA and Jusuke YANAGI as at February 20th, 1945, against which were the following charges: Real Estate Commission - \$225.00, Valuation - \$22.50, Advertising - \$4.00, Registration Fees - \$2.50, Water Rates - \$7.56 = \$261.56, leaving a net credit of \$4,238.44 from said transaction.

Adjustments as at October 4th, 1944, to the amount of \$68.14 - Purchaser's share of Unexpired Fire Insurance Premiums and \$86.03 being Purchaser's share of 1944 Taxes = \$154.17, were placed to the credit of Inosuke OKURA and Jusuke YANAGI'S Joint Account.

The net proceeds from the sale of this property (Cat.27) - Lots 1 and 2, Blk. 228, D.L. 526, and the net proceeds from the sale of Lots 3 and 4, Blk. 228, D.L. 526 (Cat.317), were divided on a 50/50 basis, viz., \$2713.61 was placed to the credit of Inosuke OKURA'S account, File 11978, and \$2713.61 was placed to the credit of Jusuke YANAGI'S account, File No. Int.934, on April 15th, 1945.

The following Fire Insurance Policy:-

Bankers & Traders Insurance Co., Policy No.32-32054 - \$2,000.00, covering on the 2 storey apartment, was transferred to John Glover Harrison 22nd November, 1944.

OLD CERTIFICATE OF TITLE

No. 74307-K:

Inosuke OKURA declared on his JP Form signed 9th February, 1943, that the Title Documents were in possession of Jusuke YANAGI In Japan.

Certificate of Title No. 113641 in the name of John Glover Harrison, was sent to him by Registered Mail February 20th, 1945. His signed receipt acknowledging same, dated 28th February, 1945, is on file.

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

November 15th, 1946.

J. A. Glover
J. A. GLOVER

Catalogue No. 27
 Files Nos. 11976 & Int. 934
 1010 Burrard St., Vancouver
 1 & 2/28/526

February 20, 1945.

JOHN GLOVER HARRISON
 (purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 4, 1944)

	DEBIT	CREDIT
Purchase price	\$4,500.00	
Cheques received		\$4,500.00
Water paid by purchaser - Oct. 5th to Oct. 31st 27 days @ 28¢ a day		7.56
Electricity paid by purchaser - Oct. 23rd to Oct. 31st - 8 days @ 70¢ a day		5.60
Scavenging paid by purchaser - June to Oct. 31st		10.90
<u>Amount of rent collected</u>		
Mrs. Bell - Oct. 4 to Oct. 31 - \$45.00 less 2%		37.22
Cor. store - Nov. 1 to Nov. 30 - \$21.00 less 10%		18.90
Room #2-63 - Nov. 1 to Nov. 30 - \$18.00 less 10%		16.20
Room - 34 - Nov. 1 to Nov. 30 - \$6.00 less 10%		5.40
" 4 - " 1 " " 30 - \$12.00 less 10%		10.80
" 5 - " 1 " " 30 - \$12.50 less 10%		11.25
" 7 - Nov. 1 to Nov. 18 - \$18.00 mo. less 10%		9.40
" 8 - Nov. 1 to Nov. 30 - \$12.00 less 10%		10.80
" 9 - Paid to Mr. Harrison		
" 10 - " " " "		
" 11 - Nov. 1 to Nov. 30 - \$14.00 less 10%		12.60
" 14 - Nov. 1 to Dec. 6 - \$15.00 less com. 10% - 1-6/30 of \$13.50		16.20
" 15 - Nov. 1 to Nov. 30 - \$18.00 less 10%		16.20
Registration fees on deed - \$4,500.00	13.50	
Insurance premium - 82.15 x \$41.50	34.07	
Insurance premium - 82.15 x \$41.50	34.07	
Purchaser's proportion of 1944 taxes - 82/365 x \$396.89	86.03	
Rent collected for bal. Sept. & Oct. by Mr. Harrison Room #2	17.50	
Light Globes - November	1.29	
Balance owing to purchaser	2.57	
	<u>\$4,689.03</u>	<u>\$4,689.03</u>

BALANCE OWING TO PURCHASER

\$2.57

Catalogue No. 317,
Files Nos. 11978 & Int. 934,
1782-1784 West 2nd Avenue, Vancouver, B.C.
Lots 3 & 4, Blk. 228, D.L. 526, Cp 1, NWD. Plan 590

February 16th, 1945.

C.J. SEAMER & SONS LIMITED

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at September 11, 1944)

	DEBIT	CREDIT
Purchase price	\$1500.00	
Cheques received		1500.00
<u>Amount of rent collected</u>		
Dore - September 11th to September 30th 19/30 x 9.00		5.70
Greenwood - September 11th to September 21st 10/30 x 9.00		3.00
October - November - 2 months @ 9.00		18.00
Registration fees on deed - \$1500.00	7.25	
Insurance premium - 9% x 35.00	3.15	
" " - 100% x 35.00	35.00	
Purchaser's proportion of 1944 taxes 111/365 x 56.60	17.21	
Water - September 11th to October 12th 31 days @ 4.71/100¢	1.46	
Balance owing by purchaser		37.37
	<u>\$1564.07</u>	<u>\$1564.07</u>

BALANCE OWING BY PURCHASER - \$37.37

Deutsche OCEANIA
Jawabu IAWAGI

File Nos. 11978 & Int 934
Reg. Nos. 00210 & Japan

Date	Particulars	Debit	Credit	Balance
942 December 4	Rents collected (including sign) Disbursements	\$ 479.27	\$ 560.25	
943 March 5	H. D. Campbell re assignment of lease	10.00		
April 13	Insurance Land Registry Office - Certificate of Encumbrance	33.20 3.90		
May 14	Insurance	3.55		
October 2	Taxes	384.47		
December 16	Rents collected Disbursements	132.41	605.50	
944 January 26	Taxes on account	400.00		
February 16	Insurance premium	35.00		
May 12	Insurance premium	9.00		
June 19	Insurance premium	66.90		
August 16	Taxes	56.60		
September 1	Taxes Insurance premium Rents collected Disbursements	646.45 35.00 56.50	695.00	
September 11	Balance rents to date re 1782-4 N. 2nd Ave.		27.30	
October 4	Credit re Sale of Property Balance rents Disbursements Rental adjustment to purchaser Credit re Sale of Property	201.93 162.66	1,470.32 394.70	
		<u>12,718.46</u>	<u>4,392.61</u>	
			<u>\$6,145.66</u>	

OR \$ 5,427 -

STATEMENT RE SALE OF:

Catalogue No: 317

Street Address: 1782-84 W. 2nd Ave.
Vancouver, B.C.

Legal Description:

3,4/228/526

Name: OKURA, Inosuke
YANAGI, Jusuke
File No: 11978- Int. 934
Reg. #00210- Japan

Date of Sale and AdjustmentsSept. 11/44.....

Sale Price

\$ 1500.00

Real Estate Agents Commission

\$ 75.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Encumbrances:~~

~~Unpaid Taxes~~

~~Mortgages~~

~~Accumulated Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

(3.25

(35.00

Taxes

17.21

Water

1.46

86.50

\$ 1556.82

Net Proceeds credited to your account

1470.32

April 5th, 1945.

Date:.....

Compiled by:..... Mr. George Peters

STATEMENT RE SALE OF:

Catalogue No: 27

Street Address: 1810 Burrard St.
Vancouver, B.C.

Legal Description:

1,2/228/526

Name:

OKURA, Inosuke

File No: KANAGI, Jusuke

11978- Int. 934

Reg. # 00210- Japan

Date of Sale and Adjustments Oct. 4/44

Sale Price \$ 4500.00

Real Estate Agents Commission \$ 225.00

Charge for Valuation 22.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~~~Mortgage~~~~Mortgage~~~~Amount of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance

Taxes

Water Oct. 5/ to 31st

7.56

(34.07

(34.07

78.14

86.03

\$ 261.56

\$ 4,694.37

Net Proceeds credited to your account

4392.61

April 5th, 1945.

Date:.....

Mr. George Peters

Compiled by:.....

File #737 (Internee)
471 (Evacuee)

October 29th, 1942.

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: MR. K. W. WRIGHT

Re: Jusuke Yanagi (in Japan) and
Nobuichi Noda - Evacuee
1810 Burrard Street.

This has to do with 1810 Burrard St. and you are familiar with the requirements of the City in respect to defective wiring. It appears from a letter dated April 20th, 1942 from the Canadian Credit Men's Trust Association that ownership of the property is claimed by N. Noda and the property is registered in the names of Y. Yusuke and Okura Inosuke, the first reported to be in Japan and the second in the Okanagan, B. C. It is noted that O. Inosuke is Noda's uncle. You will also note from the confirmation of ownership following Mr. Ian McPherson's search that the title is in the names of Yusuke Yanagi and Inosuke Okura and that there are no encumbrances.

I have been tracing through the file to find out what steps were taken to locate I. Okura. There is a letter from the Canadian Credit Men's Trust Association dated May 16th, 1942 to the effect that R.C.M.P. advised that I. Okura may be contacted at Kelowna, B. C. Then on May 28th, 1942 they wrote that no reply has been received. On July 17th, 1942 you wrote Superintendent E.C.P. Salt asking for the address of Nobuichi Noda and their reply of the 21st July shows that he left from Camp S.W. 5-3 Jack Fish, Ontario to Valletta Sugar Beet Camp, Ontario. A letter was addressed to him on August 14th in connection with the sale of business and his reply dated August 25th indicates that he wishes the Custodian to collect the rent. Apparently, Nobuichi has not been asked for information concerning the title or the whereabouts of the registered owners. It seems to me that before we go much further in this case, we should find out where Okura Inosuke is and that we should also write Nobuichi Noda concerning the ownership.


K. W. WRIGHT

KWW/W

File #471 (Evacuee)
934 (Internee)

October 27th, 1942.

MEMORANDUM

TO: MR. EDGAR T. READ

FROM: MR. K. W. WRIGHT

Re: Jusuke Yanagi (in Japan) and
Hobuichi Noda - Evacuee
1810 Burrard Street.

1810 Burrard Street:

A large frame apartment on a lot approximately 150 ft. by 100 ft. - well located.

Notice was received from the City Electrician as follows:
"I wish to draw your attention to my letter dated September 29th, 1942, re the defective electrical wiring in the above-mentioned building, and which to date has not received attention.

You are hereby notified that unless the required application for a permit is filed in this office, and the work installed to the satisfaction of this Department, on or before the 20th day of October, 1942, we shall immediately take Police Court proceedings against you as provided for in the By-law."

This property is owned by a man in Japan and another Japanese whose whereabouts are unknown. The net receipts from May, 1942 to September, 1942, amounted to \$220.75. A general estimate of the probable cost furnished by the Canadian Credit Men's Trust Association Ltd. ranges from between \$500.00 to \$1,200.00. As such figures were not satisfactory, I asked Mr. Walker, Manager of Pemberton's, to recommend an electrical contractor and in accord with his advice obtained an estimate from Lucas Electric Company, copy of which is attached.

K. W. WRIGHT

KWW/W
Attach.

COPY

LUCAS ELECTRIC
2342 Granville Street,
Vancouver, B. C.

October 23rd, 1942.

File No. 934 (Internee)
471 (Evacuee)

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

Dear Sirs:

Attention Mr. K. W. Wright.

In reply to your letter of the 17th inst. in connection with the wiring at 1810 Burrard Street, we have checked same and find it in a very bad state of repair. We telephoned the City Electrical Department to ascertain their requirements and feel that they are quite justified in demanding what they consider essential work to make this a safe installation.

These requirements are as follows:

New Main service conduit, cables and switch.
New grounds in conduit.
Old type fuse cabinets to be increased to take care of additional loads and to be of dead front type.
Halls to be wired in conduit on separate meter circuits.
Each suite to be wired on a separate meter and (1) power plug to be installed in each one.
Basement lights to be rewired in conduit.

In regard to the cost of doing the above work it is very difficult to arrive at same until considerable time is spent in tracing out the wiring. As an approximate price on same we would say (\$750.00) possibly if this was done on a cost plus 10% basis a saving to you could be made on the above price.

We would draw to your attention that at the present time several suites are on one meter and that if the suites as a whole were wired on one meter an appreciable saving on the wiring cost could be made. However, it is well to remember that this is not the most satisfactory arrangement as tenants will take advantage of this type of service.

Trusting that this is the information that you require and in the event of need for further details we will be only too pleased to furnish same.

Thanking you for your enquiry and trusting that we may be considered when this is to be gone ahead with,

Yours very truly,

LUCAS ELECTRIC COMPANY

Signed: H. Lucas.

HL/HT

934 (Internee)
472 (Evacuee)

912 Royal Bank Building,
Vancouver, B. C.
October 17th, 1942.

The Lucas Electric Company,
2342 Granville Street,
Vancouver, B. C.

Gentlemen:

Re: Jusuke Yanagi (in Japan) and
Nobuichi Noda - Evacuee
1810 Burrard Street.

Notice has been received from the City Electrician relative to the defective electrical wiring in the above mentioned building. This property has been vested in the Custodian in accordance with the provisions of the Consolidated Regulations Respecting Trading With The Enemy (1939).

Mr. Walker, Manager of Messrs. Pemberton Realty Corporation Limited, has recommended that we confer with you regarding the necessary work and we would be obliged if you would visit the premises on Monday, if possible, and let us have an estimate on the cost of making such installations as will meet the City's wishes. One fact to keep in mind is that the funds of this estate are limited and if the work is to be undertaken, we desire to have it completed as early and with the least expense as possible.

It might be well for you to come in and see the writer following your inspection, in order that we may discuss the matter further. An appointment will be arranged to suit your convenience if you will telephone.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/W

934 (Internee)
471 (Evacuee)

912 Royal Bank Building,
Vancouver, B. C.
October 17th, 1942.

The Canadian Credit Men's Trust Ass'n
Ltd.,
Vancouver, B. C.

Gentlemen:

Re: Jusuke Yanagi (in Japan) and
Nobuichi Noda - Evacuee
1810 Burrard Street.

Your communication of the 13th instant, enclosing Statement of Receipts and Disbursements, has been transferred to this Department along with your letter of the 14th instant enclosing notice received from the City Electrician.

The title to this property has been vested in the Custodian, and will be dealt with by the Enemy Department representing the interest of Jusuke Yanagi, a resident of Japan.

Instructions will be issued today to have Lucas Electric Company visit the building and furnish us with an estimate. In the early part of next week we will endeavor to make some satisfactory arrangement with the Municipal Electrical Department. We could not consider an expenditure amounting to \$1,000.00 or \$1200.00 at this time.

You will hear from us later.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/W