

CANADIAN REPATRIATION - MINIMAL ROLL

Last Given	Nat. Stat.	Sex	Age	Date and Place of Birth
Tanaka, Tanefiro	J.N.	M	73	1878 - Osaka
Tanaka, Matsuo	J.N.	F	71	1874 - Osaka
Tanaka, Tami	J.N.	M	64	1881 - Niigata
Tanaka, Shino	J.N.	F	49	1878 - Niigata
Tanaka, Otoko	J.N.	M	45	1900 - Saitama
Tanaka, Fumio	J.N.	F	45	1909 - Saitama
Tanaka, Gichiro	J.N.	M	37	1899 - Tohoku
Tanaka, Hideo	J.N.	F	37	1900 - Tohoku
Tanaka, Koshichi	J.N.	M	64	1891 - Wakayama
Tanaka, Masuo	J.N.	M	52	1893 - Wakayama
Tanaka, Michio	J.N.	M	53	1890 - Kochi
Tanaka, Fumio	J.N.	F	41	1899 - Osaka
Tanaka, Fumio	J.N.	M	58	1893 - Hiroshima
Tanaka, Isao	J.N.	M	45	1906 - Ehime
Tanaka, Tetsuo	J.N.	M	50	1898 - Ehime
Tanaka, Yoko	J.N.	F	47	1896 - Ehime
Tanaka, Toshiro	J.N.	M	45	1899 - Hiroshima
Tanaka, Toshiro	J.N.	F	45	1903 - Hiroshima
Tanaka, Shiro	J.N.	M	51	1894 - Hiroshima
Tanaka, Kiku	J.N.	F	54	1891 - Hiroshima

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 12056

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: FUJIWARA Shoichi
HOME ADDRESS: Slocan, formerly at 474 Alexander St., Vancouver.
REGISTRATION NUMBER 12498 SEX: Male AGE: 32
OCCUPATION: Provision merchant,

(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: Helped in wife's business at 474 Alexander St.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Taurus

ADDRESS OF WIFE OR HUSBAND: 474 Alexander St., Vancouver.

NAMES OF ANY LIVING CHILDREN: Masami (F)

Kuniaki (M)

Hiroshi (M)

ADDRESS OF CHILDREN: 474 Alexander St., Vancouver, B.C.

AGE OF CHILDREN: 2½, 1½ yrs. 4 months.

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

1. LOCATION AND DESCRIPTION: 964 W. 7th Ave., City of Vancouver,
All details in the hands of Whitaker & Whitaker, 942 W. Pender St. Vancouver.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 9 room, 3 storey, wooden building. One garage. One woodshed.

3. INSURANCE (Give particulars; state where policies are) Parsons & Brown, 404 W. Hastings St. \$2000.00. Policy in hands of Whitaker & Whitaker, 942 W. Pender St.

4. TAXES (Amount and where payable) All details unknown. papers in hands of Whitaker & Whitaker. 1941-42 unpaid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$230.00 owing to the Canada Permanent Mortgage Co., 432 Richards St. (balance owing on the house)

6. OCCUPANCY AND LEASES (If vacant so state) Now Vacant. The property has been put into the hands of Whitaker & Whitaker, 942 W. Pender St., Vancouver for sale.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Canada Permanent Mortgage Co.
432 Richards St.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Canada Permanent Mortgage Co.

none

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 474 Alexander St., Vancouver.
store with 6 rooms upstairs in 2 storey, wooden building.
2. LANDLORD'S NAME AND ADDRESS: Mother-in-law, Mrs. Koto Hosaki, 701
Hastings St. Wife, Tsuneo pays the rent.

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

none

4. STATE WHEREABOUTS OF LEASE: none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

none

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

none

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

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____

none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

none

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

none

8. BANK ACCOUNTS: _____

none

9. LIFE INSURANCE: _____

none

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

none

11. SAFETY DEPOSIT BOX: _____

none

LIABILITIES:

1. PERSONAL DEBTS: \$230.00 owing to the Canada Permanent Mortgage Co.
1941 and 1942 taxes (amount unknown). When the house is sold these
will be paid off by new owner.

2. TRADE DEBTS: _____

none

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

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

Dated this 5th day of September 1942.

(Signature)

Shirley T. Tupper
P.P. Tupper TupperD.M. Chope.

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date Oct. 21/43.

Our File No. 12056

Full Name FUJIWARA Shoichi
(Surname in Block Letters)

Registration No. 12498

Male ☒ - Female
(check)

Age Jan. 3, 1910

Former Address 474 Alexander St., City

Date Evacuated Mar. 15/42 Naturalized - Canadian-Born - National
(check)

Present Address Bay Farms, Storan, B.C.
RCMP 24.18/47. c/o King's Hotel, King's, Ont.

Married - Single
(check)

Name of Wife Tsurue #12497

Name of Husband -

Name of Mother FUJIWARA Chiyo Name of Father Genjiro Japan

Names of Children under 16 (Japan)
(See Over)

Requested by Algar.

Registered with Custodian Yes
(Yes or No)

Additional Information Permission Merchant.
Owner of house + lot - 964-24 7th St.
City

FUJIWARA, Shoichi
964 W. 7th Ave., Vancouver, B. C.
Evac. File #12056



Picture Taken April 29th, 1943.

REAL PROPERTY SUMMARY

JAPANESE NAME: Shoichi FUJIWARA Reg. No. 12498 File No. 12056.
CATALOGUE NO: Special Sale Sold Privately.
PROPERTY ADDRESS: 964 West 7th Avenue, Vancouver, B. C.
LEGAL DESCRIPTION: Lot 4, Block 316, District Lot 526, Group 1, N.W.D., Plan 590.
TITLE: Registered in the name of Shoichi FUJIWARA.
ENCUMBRANCES: 60520 H. 11/5/28. 2.10. City of Vancouver. Indemnity Agreement
re sidewalk crossing.
Vesting Order filed No. 34978.
ASSESSED VALUES: Land \$ 665.00
Improvements \$1100.00 - \$1765.00. Taxes - \$64.58.
CLASSIFICATION: This is a 3 storey 9-room house situate on a 50' x 120' lot.
HISTORY OF
ADMINISTRATION: The sale of this property was put through privately. Mr. Shoichi
FUJIWARA having sold it direct to Annie Mary Peterson and Russell
Warren Peterson. The sale being tacitly acknowledged by the Custodian.
SOLD: To Annie Mary Peterson, Widow, and Russell Warren Peterson, Shipyard
Worker, as Joint Tenants for \$950.00 as at November 27th, 1944.
Funds released to the credit of Shoichi FUJIWARA, March 19th, 1945,
against which was the following charge: Fee for registering Trans-
mission, vis., \$2.50, leaving a net credit of \$947.50 from said
transaction.

OLD CERTIFICATE OF TITLE

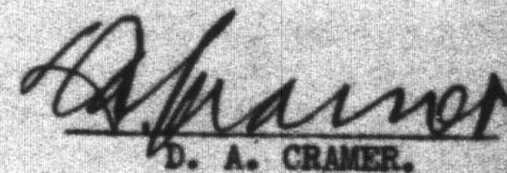
No. 73802-K: Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 117854-L in the names of Annie Mary Peterson
and Russell Warren Peterson, was handed to Annie M. Peterson 14th
March, 1945. A signed receipt of even date acknowledging same is
on file.

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

November 13th, 1946.

DAC/JS


D. A. CRAMER.

12056

December 8, 1944.

MEMORANDUM.

To: Mr. Doust.

From: A. G. McArthur.

Shoichi FUJIWARA, #13498.

Re: 964 - W. 7th Ave., Vancouver,
4/316/526/1/D.N.W./590.

You have advised that sale of the above property was made direct by the Japanese on the 31st of August 1942. It appears however, that the Japanese was evacuated on March 15, 1942, and the property vested in the Custodian from this latter date. It is therefore desirable that we transmit and convey in the usual manner as though the sale was made by the Custodian, the only difference will be that a special letter will accompany the documents to Ottawa setting out the facts.

Would you please prepare a real property memorandum showing this agreement as an unregistered charge and stating the special circumstances of the sale in order that Mr. Wright may have all the necessary information to include in his letter to Ottawa.

Em

AGM:AS

MEMORANDUM

December 19th, 1944.

TO: Mr. Peters

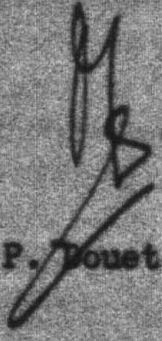
FROM: Administration Department

Re: 964 W. 7th Avenue, Vancouver, B. C.
Lot 4, Blk. 316, D.L. 526, Gp. 1, NWD, Plan 590.
Shoichi FUJIWARA, Reg. #12498 - File No. 12056
(Sold privately by unregistered agreement)

Respecting the attached Real Property Memo, we heard of this sale between August and October, 1942 and as the actual sale had been made between the above Evacuee and the Petersons without reference to this office the sale was allowed to stand and payments were made to this office in accordance with the agreement.

A statement is attached to the R. P. Memo giving details of all payments made. It should be mentioned that there was a Mortgage on the property but this was paid off by May 1944 and a Discharge of Mortgage obtained from the Canada Permanent Mortgage Corporation, and a new Certificate of Encumbrance dated June 30th, 1944 was obtained and is on file.

The Title, however, has not been given to the new purchasers and Mrs. McArthur's memo of December 8th, 1944 requests that we transmit and convey in the usual manner and not as the writer had suggested by Deed from Fujiwara to the Petersons, who are both British subjects, and reside at 434 W. 6th Avenue, Vancouver, B. C.


P. Douet.

PD/ER

Date. December 19, 1944...

REAL PROPERTY MEMORANDUM

File No. 12056

Name..... Shoichi FUJIWARA

Registration No. 12498

Re: Catalogue No. (Sold privately by unregistered Agreement)

Address: 964 W. 7th Avenue, Vancouver, B. C.

Legal Description: Lot 4, Blk. 316, D.L. 526, Gp. 1, N.W.D., P. 590.
Dwelling.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 73802-K

Whereabouts: Land Registry Office, Vancouver.

Registered owner: Shoichi FUJIWARA

Reg. No. 12498

Property:

City of Vancouver, Lot 4,
Block 316, District Lot 526,
Group 1, New Westminster District,
Plan 590.

B. Charges.

Registered:

60520 H. 11/5/28. 2.10 City of Vancouver.
Indemnity Agreement re sidewalk crossing.
(Copy on file).

Vesting:

34978.

Unregistered:

A/Sale dated Aug. 31/42 between Shoichi Fujiwara, Vendor, and
Annie Mary Peterson, Widow, and Russell Warren Peterson,
Shipyard Worker, as Joint Tenants. Sale Price \$950.00 with
Int. at 6%. Pay't has been made in full as statement attach-
Paid by purchasers (ed dated Nov. 27/44.

Taxes:

Water:

Insurance:

Paid by purchasers

Now insured by Purchasers.

Assessed Value: Land:

\$665.00

Improvements \$100.00

Valuation by Appraiser:

Nil (sold privately)

Amount of Bid:

Nil

Approved by Advisory Committee: Not submitted to Committee.

✓ Paid ~~as shown in attached statement~~ \$950.00 paid in full (see above)

✓ Name of transferee ~~as attached statement~~ Annie Mary Peterson and Russell Warren Peterson,
434 W. 6th Avenue, Vancouver, B. C.
(Both British subjects). *Joint tenants*

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Property taken over by purchaser August 1942.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

Nil

Named Agent:

P. Doust.

File No. 12056.
Cat. No. Sold Privately

December 22nd, 1944.

MEMORANDUM

TO: Mr. E.W. Wright

FROM: Mr. D.A. Cramer

Shoichi FUJINARA - Reg. No. 12498
City of Vancouver
Lot 4, Blk. 316, D.L. 526, Gp. 1,
N.W.D., Plan 590.
Certificate of Vesting No. 34978.

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

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....ANNIE MARY PETERSON and
RUSSELL WARREN PETERSON (Joint Tenants)
4. Memorandum from the Administration Department
confirming valuation, and approval of Advisory
Committee.
5. Real Property Memorandum from the Administration
Department.

Certificate of Indefeasible Title Number 73802-K is in
the Land Registry Office, Vancouver, B. C.

A. H. Cramer

DAC:MM
Encls.

File No. 12056.
Private Sale.

March 7th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Graner

Shoichi FUJIWARA
City of Vancouver
Lot 4, Blk. 316, D.L. 526, Gp.1,
N. W. D., Plan 590.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 6th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 117853-L, dated February 2nd, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 117854-L, dated February 2nd, 1945, registering the property in the names of Annie Mary Peterson and Russell Warren Peterson - Joint Tenants (Deed).
3. Duplicate of Transmission dated January 15th, 1945.
4. Duplicate of Deed dated January 15th, 1945 - Secretary of State to Annie Mary Peterson and Russell Warren Peterson - Joint Tenants.
5. Certificate of Indefeasible Title number 117854-L, dated March 2nd, 1945, covering the above property in the names of Russell Warren Peterson and Annie Mary Peterson - Joint Tenants.

D. A. Graner

DAC:JS
Atch.

File No. 12056

NATURE OF ENCUMBRANCE Mortgage or
(registered) (unregistered)

Name of Owner of Property FUJIWARA Shoichi Reg. No. 12498

Address Slocan, B. C. Formerly 474 Alexander St., Vancouver, B. C.

Occupation Provision Merchant Age 32

Registered Owner of Property Shoichi FUJIWARA C.T.No. 73802 K.

Property:

Property Address 964 West 7th Avenue Mun. Vancouver, B. C.

Legal Description Lot 4, Blk. 316, D. L. 526, Gp. 1

Plan 590, N. W. D. L.R.O. 84822F

Nature of interest Owner

Particulars of Encumbrance:

Date April 16th, 1914:

Parties to document:

Name Cecelia Sanders & John B. Sanders Mortgagors

Address Vancouver, B. C.

Name Canada Permanent Mortgage Corporation Mortgagee

Address Vancouver, B. C.

Principal Amount \$2,000.00

Terms of Payment See reverse side

..... Rate of Interest 6 1/2%

Arrears, if any: Principal \$226.00 Interest \$6.80 Oct. 1st, 1942.

Balance owing as at this date \$232.80

Standing of Taxes: Arrears \$134.98 Current \$464.58

Insurance:

TOTAL - \$199.56

(1) Agent Frank Monahan Company Queen Insce. Company of America.

Policy No. 1/221191 Amt \$2,000.00 Prem \$11.00 Exp. Date January 6, 1945

(2) Agent Company

Policy No. Amt Prem Exp. Date

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

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

CERTIFIED CORRECT:
CANADA PERMANENT MORTGAGE CORPORATION,
Per: Wm. Farnon
(Signature) manager

This Indenture

made in duplicate the **Sixteenth** day of **April**
one thousand nine hundred and **fourteen**
in Pursuance of the "Act Respecting Short Forms of Mortgages,"
Between

CECELIA SANDERS wife of **John Batte**
Sanders, Mill Foreman and the said **John Batte**
Sanders both of **964 Seventh Avenue West**, in the
City of Vancouver,

in the Province of British Columbia

CANADA PERMANENT MORTGAGE CORPORATION

(hereinafter called the "Mortgagor") of the First Part: and

(hereinafter called the "Corporation") of the Second Part;

WHEREAS the Mortgagor **Cecelia Sanders** is seized of and entitled to the legal and equitable estate in fee simple in possession in **her** own right in and to the following lands and has so represented to the Corporation and the Corporation relying thereon have agreed to lend the Mortgagor the amount hereinafter mentioned upon the security of the said estate and the covenants hereinafter contained;

WITNESSETH that in consideration of **Two thousand (\$2000.)** Dollars now paid by the Corporation to the Mortgagor (the receipt whereof is hereby by **them** acknowledged) **he** the said Mortgagor **Cecelia Sanders** doth grant and mortgage unto the Corporation and their assigns forever all and singular the lands following that is to say:

In the City of Vancouver in the Province of British Columbia and being composed of Lot four(4) in Block three hundred and sixteen (316) in the Subdivision of District Lot five hundred and twenty six(526) Group one(1) Vancouver District according to a map or plan deposited in the Land Registry Office at Vancouver B.C., and numbered 590

PROVIDED this Mortgage to be void on payment at the office of the Corporation at Vancouver, British Columbia, of lawful money of Canada, with interest at eight (8%) per cent. per annum and compound interest as hereinafter provided; the whole thereof in gold coin if demanded, as follows:—The said principal sum

TO BE REPAYED BY INSTALLMENTS AS FOLLOWS:—\$50.00. on the first day of October 1914, \$50.00. on the first days of April and October in each of the years 1915, 1916, 1917, and 1918, and the balance of the said principal sum on the first day of April 1919.

with interest at the rate aforesaid to be paid quarterly yearly on each fifteenth day of April, July, October and January in each and every year on so much principal money hereby secured as shall from time to time remain unpaid until the whole of the principal money and interest shall be fully paid and satisfied whether before or after the same becomes due; the first of such instalments of interest to become payable on the fifteenth day of next but after default interest at the rate aforesaid shall accrue and be payable from day to day;

TOGETHER with taxes and performance of statute labor; heirs, executors, administrators and assigns covenant AND the Mortgagee for themselves their heirs, executors, administrators and assigns covenant with the Corporation and their assigns, that in the event of non-payment of the said principal money or any part thereof at the time the same falls due under the terms of this Mortgage then the Mortgagee and their assigns shall not require the Corporation or their assigns to accept payment of said principal moneys without paying a bonus equal to three months interest in advance on the said principal money so in default. Such bonus to be in lieu of notice of intention to pay, the right to give or receive which notice is hereby waived;

AND it is further agreed that on default in payment of any instalment of interest such interest shall at once become principal and bear interest at the rate aforesaid which interest shall be payable from day to day and shall itself bear interest at the rate aforesaid if not paid prior to the next gale day, it being agreed that all interest as well that upon principal as upon interest is to be compounded at each day mentioned for payment of interest;

PROVIDED that on default of payment of the interest hereby secured the principal hereby secured shall become payable;

THE Mortgagee covenant with the Corporation that they will pay the Mortgage money and interest and observe the above proviso;

AND the Mortgagee Cecelia Sanders he has a good title in fee simple to the said lands. Subject to two prior mortgages to Corporation with the Corporation that Cecelia Sanders covenant with the Corporation that they have done no act to encumber the said lands AND the Mortgagee covenant with the Corporation that they will execute such further assurances of the said lands as may be requisite.

AND the Mortgagee covenant with the Corporation that the Mortgagee heirs, executors, administrators AND the Mortgagee will insure the buildings on the said lands to the amount of not less than Eighteen hundred (\$1800.00) Dollars currency and that the Mortgagee heirs, executors, administrators and assigns will repay to the Corporation or their assigns all premiums paid by the Corporation or their assigns;

PROVIDED that the Corporation may itself effect such insurance without any further consent of the Mortgagee; and the Corporation shall have a lien for the mortgage debt on all insurance on the said buildings whether effected under this covenant or not;

AND the said Mortgagee do Grant and release to the Corporation all their claim upon the said lands subject to the said proviso;

PROVIDED that the Corporation on default of payment for one calendar month may on one week's notice enter on and lease or sell the said lands. The Corporation may lease or sell as aforesaid without entering into possession of the lands. Should default continue for two months an entry lease or sale may be made hereunder without notice. When under the terms hereof a notice is necessary such notice may be effectually given either by leaving the same with a grown-up person on the said lands if occupied or by placing it thereon if unoccupied or at the option of the Corporation by publishing the same once in some newspaper published in the Province of British Columbia. And that the Corporation or their assigns may sell any of the said lands on such terms as to credit and otherwise as shall appear to

them most advantageous and for such prices as can be reasonably obtained therefor and that sales may be made from time to time of portions to satisfy interest or parts of the principal overdue leaving the principal or balance thereof to run at interest, payable as aforesaid, and may make any stipulations as to title or evidence or commencement of title or otherwise as they shall deem proper. And may buy in or rescind or vary any contract for sale of any of the said lands and re-sell without being answerable for loss occasioned thereby and in case of a sale on credit the Corporation and their assigns shall only be bound to pay the Mortgagee ~~their~~ heirs, executors, administrators and assigns such moneys as have been actually received from the purchasers after the satisfaction of the Corporation's claim. And for any of said purposes may make and execute all agreements and assurances they shall think fit. And that the purchaser at any sale hereunder shall not be bound to see to the propriety or regularity thereof. And that no want of notice or of publication when required hereby shall invalidate any sale hereunder. And the above powers may be exercised by assigns of the Corporation and against the heirs executors administrators and assigns of the Mortgagee ;

PROVIDED that the Corporation may distrain for arrears of interest ;

AND it is agreed that the powers of the Corporation under the foregoing proviso may also be exercised to enforce payment of any instalments of principal hereby secured and in arrear. And it is also agreed that the said proviso shall be held not to conflict in any way with the attornment clause following but the powers incident to both clauses may be exercised either separately or together ;

AND for the consideration aforesaid the Mortgagee do attorn and become tenant from year to year to the Corporation of the premises hereby conveyed from the day of the execution hereof at a quarter yearly (and after default in payment of interest daily) rental equivalent to applicable in satisfaction of and payable at the same times as the interest upon the principal hereinbefore provided to be paid ; the legal relation of landlord and tenant being hereby constituted between the Corporation and the Mortgagee ; but it is agreed that neither the existence of this clause, nor anything done by virtue thereof shall render the Corporation mortgagees in possession so as to be accountable for any moneys except those actually received ;

AND FURTHER that if default shall be made in payment of any part of said principal at any day or time hereinbefore limited for the payment thereof it shall and may be lawful for the Corporation and the Mortgagee do hereby grant full power and license to the Corporation to enter seize and distrain upon any goods upon the said lands or any part thereof, and by distress warrant to recover by way of rent reserved as in the case of a demise of the said lands as much of said principal as shall from time to time be or remain in arrear or unpaid together with all costs charges and expenses attending such levy or distress as in like cases of distress for rent. And as a part of the consideration for the advance of the above sum the Mortgagee agree to waive and do hereby waive on the exercise of such right and license all rights to exemption from seizure and distress under any Statute of this Province ;

THE MORTGAGOR agree that neither the execution nor registration of this Mortgage nor the advance in part of the moneys secured hereby shall bind the Corporation to advance the said moneys or any unadvanced portion thereof ;

AND it is hereby agreed that the Corporation may pay any liens taxes rates charges or encumbrances upon the said lands and premiums for insurance and mortgage or income tax imposed or that may be imposed on the Corporation in respect of the said property or this mortgage or money hereby secured and the amount so paid together with all costs charges and expenses which may be incurred in the taking recovering and keeping possession of said lands or in inspecting the same and generally in any other proceedings taken to realize the moneys hereby secured or to perfect the title of the said lands ; and also all moneys paid and expenses incurred by the Corporation in connection with the application for this loan and in the preparation and perfection of this mortgage security and in the satisfaction of any charge on said lands shall be a charge on the lands in favor of the Corporation and shall be payable forthwith by the Mortgagee ~~their~~ heirs executors administrators or assigns to the Corporation and their assigns with interest at the mortgage rate until paid and in default the power of sale hereby given shall be exercisable in addition to all other remedies. In the event of the money hereby advanced or any part thereof being applied to the payment of any charge or encumbrance the Corporation shall stand in the position and be entitled to all equities of the person or persons so paid off ;

AND the Mortgagee for themselves ~~their~~ heirs executors administrators and assigns covenant with the Corporation and their assigns that the Corporation or their assigns may at such time or times as they may deem necessary and without the concurrence of any other person make such arrangements for the repairing finishing and putting in order any buildings or other improvements on the Mortgaged premises and for inspecting taking care of leasing collecting the rents of and managing generally the mortgaged property as they may deem expedient and all reasonable costs charges and expenses including allowance for the time and services of any officer of the Corporation or other person appointed for the above purpose shall be forthwith payable to the Corporation or their assigns and shall be a charge upon the mortgaged property and shall bear interest at the mortgage rate until paid ;

AND that upon the Mortgagee or those claiming under ~~them~~ committing any act of waste upon the said lands or doing any other thing by which the value of the land shall or may be diminished or making default as to any of the covenants or provisions herein contained the principal and interest hereby secured shall at the option of the Corporation forthwith become due and payable ;

AND that the Corporation may at their discretion at all times release any part or parts of the said lands, or any other security for the moneys hereby secured either with or without any consideration therefor, and without being accountable for the value thereof or for any moneys except those actually received by them and without thereby releasing any other of the said lands or any of the covenants herein contained.

IN WITNESS WHEREOF the said parties have hereunto set their hand and seal and corporate seal ;

Signed, Sealed and Delivered,
IN PRESENCE OF
(Having been first read over and explained)

Anne Allen 472 Richards Name
Vancouver BC Residence
 stenographer Occupation

Cecilia Sanders.

John B. Sanders

Received on the day of the date of this Indenture from the within named Corporation the sum of Dollars being the full consideration therein mentioned.

Cecilia Sanders.

No. 2538 2538
Dated 16th day of April 1914

Cecelia Sanders et al

TO

Canada Permanent Mortgage Corporation.

Mortgage

To Secure \$ 2000.

Lot 4
Block 316
Sub. D. L. 526
Group One
District Vancouver

WILLIAMS WALSH MCKIM & HOUSSEY
SOLICITORS FOR THE CORPORATION,
VANCOUVER, B. C.

BY NAME & ADDRESS, PARTIES

FOR MARRIED WOMEN.

I hereby certify that Cecelia Sanders
known to me to be the wife of John Bates Sanders
and effect thereof, acknowledged on examination, and apart from and out of the hearing of her said husband,
that she is the person mentioned in such Instrument as the maker thereof and whose name is subscribed
thereto as party, that she knows the contents and understands the nature and effect thereof, that she ex-

IN TESTIMONY whereof, I have hereto set my hand and Seal of Office,
at Vancouver this 16th day of April 1914
our Lord one thousand nine hundred and fourteen

A Notary Public in and for the
Province of British Columbia

20,000/11/12

A G R E E M E N T, in duplicate made this Ninth day of April one thousand nine hundred and Twenty-nine.

BETWEEN

THE CANADA PERMANENT MORTGAGE CORPORATION, hereinafter called the Corporation of the first part, and

GINJIRO FUJIWARA, Gardener, 964 7th Ave., West, Vancouver, B. C. hereinafter called the party of the second part, and

WHEREAS the said Corporation are under a Mortgage bearing date the Ninth day of November 1909 made by CECILIA SANDERS wife of JOHN B. SANDERS and the said JOHN B. SANDERS both of the City and Province aforesaid, to the Corporation Mortgagees of that certain parcel of land situate in the Province of British Columbia being in the City of Vancouver in the Province of British Columbia and composed of Lot 4 in Block 316 in the Subdivision of District Lot 526 Group 1 Plan No. 590, which Mortgage was made to secure the sum of Eighteen hundred dollars and interest payable as therein mentioned, and there is now unpaid thereon the sum of Eight Hundred Dollars.

AND WHEREAS the said party, of the second part, claiming now an interest in said lands subject to said Mortgage, has applied to the said Corporation to extend the time for payment of the said Mortgage moneys. Now, therefore, it is hereby declared and agreed that the said sum of Eight hundred dollars shall be payable as follows:

Twenty-five dollars half-yearly on the First day of October 1929;
Twenty-five dollars on the First day of April and October in each of the years 1930, 1931, 1932, 1933, (with the privilege of repaying Twenty-five dollars additional on each or any of the aforesaid dates) and the balance of the said principal on the First day of April 1934, with interest from the First day of April 1929 at the rate of Eight per cent. per annum, payable Quarter yearly on the First day of July, October, January and April in each year until the principal be fully paid, as well after as before maturity, the first payment of interest to be made on the First day of July 1929 Arrears of both principal and interest to bear interest at the same rate and be payable in the like manner and such interest on arrears to be a charge on the land. All payments to be made in gold if required and to be made at the office of the said Corporation in the City of Vancouver

AND the said party of the second part for himself his heirs, executors, and administrators, hereby covenant with the said Corporation, their successors and assigns, to pay the said principal money and interest on the days and times and in the manner above set out, and to pay the expense attending the preparation and registration of this Agreement by way of Caveat or otherwise, such principal money and interest and expenses being hereby declared to be a charge on said land and to bear interest at the rate aforesaid.

IT IS declared and agreed that all covenants, clauses, conditions, powers, matters and things whatsoever contained in the said Mortgage shall apply and relate to the principal and interest herein agreed to be paid and to the extended dates of payment herein set out as fully and in the same manner as if the same had been set forth in the said Mortgage excepting that there shall be no right of premature repayment except as herein stated, and any statutory right in that behalf shall take effect as if the said Mortgage had been dated on the date of these presents.

AND it is agreed that in the event of non-payment of the principal moneys at the time or times herein provided, the Mortgagor, his heirs, executors, administrators or assigns shall not require the Corporation or their assigns to accept payment of said principal moneys without paying a bonus equivalent to three months' interest in advance on the said principal moneys such bonus to be lieu of notice of intention to pay, the right to give or receive such notice being hereby waived.

IT IS agreed that all the buildings on the property shall be kept insured by the party of the second part for their full insurable value, and the said party of the second part Covenants with the Corporation to insure and keep insured the buildings now on the premises in the sum of Eleven Hundred dollars,

and to assign the Policy to the Corporation.

IT IS declared and agreed that these presents shall not create any merger or prejudice the rights and priorities of the said Corporation as against any surety, subsequent encumbrancer or other person interested in the said lands and not a party hereto, or the rights of any such surety, subsequent encumbrancer or other person, all of which rights are hereby reserved. It is also agreed that the said party of the second part, his heirs, executors, and administrators, shall be bound by and liable under every proviso, license, power and condition in the said Mortgage, contained to the same extent as if the said party of the second part had been the original Mortgagor and as such had executed the same.

THIS AGREEMENT shall be binding upon the party of the second part, his heirs, executors, administrators and assigns and shall enure to the benefit of said Corporation, their successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this 27th day of April A. D. 1929.

SIGNED, SEALED AND DELIVERED
in the presence of

G. Macken

Y. Fujiwara (Seal)

THE ATTACHED EXTENSION AGREEMENT IS
A TRUE COPY OF THE ONE HELD BY THE
CANADA PERMANENT MORTGAGE CORPORATION
DATED APRIL 9TH, 1929.

NOVEMBER 6TH, 1942.

L. J. H. H. H.

A Notary Public in and for the
Province of British Columbia

A G R E E M E N T made this Eleventh day of September,
one thousand nine hundred and thirty-four

BETWEEN

CANADA PERMANENT MORTGAGE CORPORATION hereinafter called the
Corporation of the first part, and

TATSUO FUJIWARA, of 964 West Seventh Avenue, Vancouver, B. C. Mill
Worker, hereinafter called the party of the second part, and

WHEREAS the said Corporation are under a Mortgage bearing date the Sixteenth day of April, 1914, made by CECILIA SANDERS AND JOHN BATTE SANDERS to the Corporation Mortgagees of that certain parcel of land situate in the Province of British Columbia, being in the City of Vancouver, and described as Lot 4 in Block 316, in the Subdivision of District Lot 526, Group 1, New Westminster District, Plan 590, which Mortgage was made to secure Two Thousand (\$2,000.00) dollars and interest payable as therein mentioned, and there is now unpaid thereon Five Hundred and Seventy-five (\$575.00) Dollars.

AND WHEREAS the said party, of the second part, claiming now an interest in said lands subject to said Mortgage, has applied to the said Corporation to extend the time for payment of the said Mortgage moneys. Now, therefore, it is hereby declared and agreed that the said Five Hundred and Seventy-five (\$575.00) dollars shall be payable as follows:

\$25.00 on 1st January and 1st July, 1935, 1936, 1937, and 1938,
\$25.00 on 1st January, 1939 (with the privilege of repaying on each or any of the aforesaid dates \$25.00 more than the sum then due) and the balance on 1st July, 1939, with interest from the First day of July, 1934 at the rate of 7½ per cent. per annum, payable Quarter yearly on the First day of January, April, July and October in each year until the principal be fully paid, as well after as before maturity, the first payment of interest to be made on the First day of October next. Arrears of both principal and interest to bear interest at the same rate and be payable in the like manner and such interest on arrears to be a charge on the land. All payments to be made in gold if required and to be made at the office of the said Corporation in the City of Vancouver, B. C.,

AND the said party, of the second part for himself, his heirs, executors, and administrators, hereby covenants with the said Corporation, their successors and assigns, to pay the said principal money and interest on the days and times and in the manner above set out, and to pay the expense attending the preparation and registration of this Agreement by way of Caveat or otherwise, such principal money and interest and expenses being hereby declared to be a charge on said land and to bear interest at the rate aforesaid.

The Corporation agrees with the Mortgagors that provided there are no arrears hereunder for principal, interest, insurance premium, taxes or other charges, the Corporation will, if payments are made on or before the dates provided for payment of interest or within ten days hereof and upon production of tax receipts for the preceding year covering the lands contained herein, accept interest at the rate of seven per cent (7%) per annum, instead of seven and one-half (7½%) per annum, as hereinbefore provided.

IT IS declared and agreed that all covenants, clauses, conditions, powers, matters and things whatsoever contained in the said Mortgage shall apply and relate to the principal and interest herein agreed to be paid and to the extended dates of payment herein set out as fully and in the same manner as if the same had been set forth in the said Mortgage excepting that there shall be no right of premature repayment except as herein stated, and any statutory right in that behalf shall take effect as if the said Mortgage had been dated on the date of these presents.

AND it is agreed that in the event of non-payment of the principal moneys at the time or times herein provided, the Mortgagor, his heirs, executors, administrators or assigns shall not require the Corporation or their assigns to accept payment of said principal moneys without paying a bonus equivalent

to three months' interest in advance on the said principal moneys, such bonus to be lieu of notice of intention to pay, the right to give or receive such notice being hereby waived.

IT IS agreed that all the buildings on the property shall be kept insured by the party of the second part for their full insurable value, and the said party of the second part Covenants with the Corporation to insure and keep insured the buildings now on the premises in the sum of Eight Hundred & Seventy-five (\$875.00) dollars, and to assign the Policy to the Corporation.

IT IS declared and agreed that these presents shall not create any merger or alter or prejudice the rights and priorities of the said Corporation as against any surety, subsequent encumbrancer or other person interested in the said lands and not a party hereto, or the rights of any such surety, subsequent encumbrancer or other person, all of which rights are hereby reserved. It is also agreed that the said party of the second part, his heirs, executors and administrators, shall be bound by and liable under every proviso, license, power and condition in the said Mortgage, contained to the same extent as if the said party of the second part had been the original Mortgagor and as such had executed the same.

THIS AGREEMENT shall be binding upon the party of the second part, his heirs, executors, administrators, and assigns and shall enure to the benefit of said Corporation, their successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this Eleventh day of September, A. D. 1934.

SIGNED, SEALED AND DELIVERED
in the presence of

Geo. D. Laverick

Tatsuo Fujiwara (Seal)

THE ATTACHED EXTENSION AGREEMENT
TRUE COPY OF THE ONE HELD BY THE CANA.
PERMANENT MORTGAGE CORPORATION DATED
SEPTEMBER 11TH, 1934.

NOVEMBER 6TH, 1942.

L. J. [Signature]

A Notary Public in and for the
Province of British Columbia

12005
George A. Touche
& Co.
Chartered Accountants.

Sept. 11/34.

Loan No. 2538

EXTENSION AGREEMENT

Whether to Original Mortgagor
or Subsequent Owner

TATSUO FUGIWARA

TO

CANADA PERMANENT
MORTGAGE CORPORATION

A G R E E M E N T, made this Fourteenth day of August,
one thousand nine hundred and thirty-nine,

BETWEEN

THE CANADA PERMANENT MORTGAGE CORPORATION hereinafter called the Corporation of the first part, and SHOICHI FUJIWARA, Gardener, of 964 West 7th Avenue, Vancouver, British Columbia, hereinafter called the party, of the second part,

WHEREAS the said Corporation are under a Mortgage bearing date the Sixteenth day of April, 1914, made by CECILIA SANDERS and JOHN BATTE SANDERS, mortgagees of that certain parcel of land situate in the Province of British Columbia, being in the City of Vancouver and described as Lot 4, in Block 316, in the Subdivision of District Lot 526, Group 1, District of New Westminster, which Mortgage was made to secure the sum of Two Thousand dollars and interest payable as therein mentioned, and there is now unpaid thereon the sum of Three hundred and fifty dollars.

AND WHEREAS the said party, of the second part, claiming now an interest in said lands subject to said Mortgage, has applied to the said Corporation to extend the time for payment of the said Mortgage moneys. Now, therefore, it is hereby declared and agreed that the said the sum of three hundred and fifty dollars shall be payable as follows:

\$25.00 1st January, July, 1940, 1941, 1942, 1943, and
\$25.00 1st January, 1944, with the balance payable on the first day of July, 1944, with interest from the First day of July, at the rate of six & one-half per cent, per annum, payable quarter yearly on the First day of January, April, July and October, in each year until the principal be fully paid, as well after as before maturity, the first payment of interest to be made on the first day of October, next. Arrears of both principal and interest to bear interest at the same rate and be payable in the like manner and such interest on arrears to be a charge on the land. All payments to be made in lawful currency of Canada and to be made at the office of the said Corporation in the City of Vancouver, B. C.

AND the said party, of the second part for himself, for his heirs, executors, and administrators, hereby covenant with the said Corporation, their successors and assigns, to pay the said principal money and interest on the days and times and in the manner above set out, and to pay the expense attending the preparation and registration of this Agreement by way of Caveat or otherwise, such principal money and interest and expenses being hereby declared to be a charge on said land and to bear interest at the rate aforesaid.

IT IS declared and agreed that all covenants, clauses, powers, conditions, matters and things whatsoever contained in the said Mortgage shall apply and relate to the principal and interest herein agreed to be paid and to the extended dates of payment herein set out as fully and in the same manner as if the same had been set forth in the said Mortgage excepting that there shall be no right of premature repayment except as herein stated, and any statutory right in that behalf shall take effect as if the said Mortgage had been dated on the date of these presents.

AND it is agreed that in the event of non-payment of the principal moneys at the time or times herein provided, the Mortgagor, his heirs, executors, administrators or assigns shall not require the Corporation or their assigns to accept payment of said principal moneys without paying a bonus equivalent to three months's interest in advance on the said principal moneys, such bonus to be lieu of notice of intention to pay, the right to give or receive such notice being hereby waived.

IT IS agreed that all the buildings on the property shall be kept insured by the party of the second part, for their full insurable value, and the said party of the second part Covenant with the Corporation to insure and keep insured the buildings now on the premises in the sum of Six hundred and fifty dollars, and to assign the Policy to the Corporation.

IT IS declared and agreed that these presents shall not create any merger or alter or prejudice the rights and priorities of the said Corporation as against any surety, subsequent encumbrancer or other person interested in the said lands and not a party hereto, or the rights of any such surety, subsequent encumbrancer or other person, all of which rights are hereby reserved. It is also agreed that the said party of the second part, his heirs, executors and administrators, shall be bound by and liable under every proviso, license,

power and condition in the said Mortgage, contained to the same extent as if the said party of the second part had been the original Mortgager and as such had executed the same.

THIS AGREEMENT shall be binding upon the party of the second part, his heirs, executors, administrators, and assigns and shall enure to the benefit of said Corporation, their successors, and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this twenty-eight day of August A. D. 1939.

SIGNED, SEALED AND DELIVERED
in the presence of

Shoichi Fujiwara (Seal)

THE ATTACHED
A TRUE COPY OF THE
CANADA PERMANENT MORTGAGE
DATED AUGUST 14TH, 1939.
NOVEMBER 6TH, 1942.

Robert H. Blaine
A Notary Public in and for the
Province of British Columbia

1200.
GEORGE A. TOUCHE & CO.

Loan No. 2538

AUG. 14/37.

EXTENSION AGREEMENT

Whether to Original Mortgagor or
Subsequent Owner.

SHOICHI FUJIMURA

TO

CANADA PERMANENT
MORTGAGE CORPORATION

This Agreement,

made in triplicate this THIRTY-FIRST
day of AUGUST in the year of Our Lord one thousand nine hundred and forty - TWO.

BETWEEN

SHOICHI FUJIWARA

of 964 7th. Avenue West, in the City of
Vancouver in the Province of British
Columbia, Merchant.

Name,
Address, and
Occupation
of Parties

hereinafter called the "Vendor" of the one part

AND

ANNIE MARY PETERSON, Widow, and RUSSELL WARREN PETERSON, Shipyard

worker, both of 434 6th. Avenue West in the City of Vancouver in the
Province of British Columbia (AS JOINT TENANTS AND NOT AS TENANTS IN
COMMON).

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase
of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL
AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the
City of Vancouver in the Province of British Columbia and more
particularly known and described as Lot Four (4), Block Three Hundred
and Sixteen (316), District Lot Five Hundred and Twenty-Six (526),
Group one (1), New Westminster District, according to a certain
registered map or plan thereof deposited in the Land Registry Office
in the City of Vancouver in the Province of British Columbia and
numbered 590.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
Nine Hundred and Fifty -----00/100 Dollars
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that
is to say: the sum of One Hundred -----(\$ 100.00) ----- Dollars
on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:

Eight Hundred and Fifty (\$ 850.00) Dollars together with interest from the
First day of September A.D. 1942 on the amounts owing from time to time
at the rate of six (6%) per centum per annum, calculated half yearly and not
in advance and compound interest as hereinafter provided. The Purchasers
shall pay the principal and interest, taxes, local improvement assessments,
sewer rates and sprinkling taxes as follows :- By equal consecutive monthly
instalments of Forty (\$ 40.00) Dollars each commencing the first day of
October A.D. 1942 and continuing on the First day of each and every succeeding
month until of the whole of the principal money and interest thereon at the
rate aforesaid and taxes, local improvement assessments, sewer rates and
sprinkling taxes have been fully paid and satisfied. The amounts thus paid
shall be credited and applied as follows :- First in payment of the balance
of Two Hundred and Thirty-One dollars and fifty eight cents (\$ 231.58) due
as at September 1st., 1942 to Canada Permanent Mortgage Corporation under and
by virtue of its registered mortgage against the premises herein; second
on the interest accrued; third on taxes, local improvement assessments, sewer
rates and sprinkling taxes and fourth on the remaining balance of principal
due. The monthly payments of \$ 40.00 commencing October 1st., 1942 and interest
herein shall be made direct to Canada Permanent Mortgage Corporation
till payment of the \$ 231.58 due under its registered mortgage, and
hereafter direct to the Vendor.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed. THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith. IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor. AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof. THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided. AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Annie Mary Peterson and Russell Warren Peterson,
964 7th Avenue West,
Vancouver B.C.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

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

SIGNED, SEALED AND DELIVERED

in the Presence of:

Signature of Witness *Tsunie Sugawara*

Street Address *474 Alexander*

City *Vancouver*

Occupation *Housewife*

Shoichi Sugawara x

FOR ATTORNEY

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity _____, who is _____) has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

See Notary for this affidavit

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.

DECLARATION BY ATTORNEY

I, _____ of the _____, in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at _____ in the Province of _____ this _____ day of _____ A.D. 194_____

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

Acknowledgment of Officer of a Corporation

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is _____ personally known to me, of _____, and that he is the person of the said _____ and affixed the seal of the _____

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

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.

LAND REGISTRY ACT.

FORM R. (Section 57 (a).)

Affidavit of Witness.

To Wit:

I, Toruji Fajiwara, of the City
Sloean, in the Province of British Columbia, make oath and say:—

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

Shoichi Fajiwara

the part Y thereto, for the purposes named therein.

2. The said instrument was executed at the City of Sloean, British Columbia.

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 the City of Sloean

in the Province of British Columbia, this 20th

day of November, 1942.

Toruji Fajiwara

Walter H. Hunter

A Commissioner for taking affidavits within British Columbia.

Loan No. 2538 - Lot 4, Blk. 316, D.L. 526 - 964 West 7th Ave.

Owner: Shoichi Fujiwara (son of Genjiro Fujiwara)

There are no arrears under this mortgage account which is payable \$25.00 January 1st, and July 1st in each year, the full balance to mature July 1st, 1944. Unmatured principal as at January 1st, 1942 is \$225.00 which amount is payable as stated above. The rate of interest is 6 $\frac{1}{2}$ % and interest is payable quarterly on the First of January, April, July and October in each year.

Taxes: The 1940 and 1941 taxes are outstanding, totalling \$127.28 in addition to interest thereon.

We understand the property was rented ^{for} a while at \$19.00 a month, but we cannot say definitely at the moment whether the property is still occupied by a tenant or if Fujiwara moved back into it himself.

ORIGINAL PERMANENT MORTGAGE CORPORATION

Wm. Carson

Manager

MEMORANDUM OF AGREEMENT FOR PRIVATE CROSSING

Made and entered into this 8th day of May in the year of our Lord One Thousand Nine Hundred and Twenty-Eight (A.D. 1928)

Between Cecelia Sanders, Wife of John B. Sanders, 964 Seventh Avenue West, in the City of Vancouver, Province of British Columbia, hereinafter called the "Owner" of the First Part

and

City of Vancouver, hereinafter called the "City" of the Second Part

Whereas the Owner, being the registered owner of Lot Four (4) Block Three Hundred and Sixteen (316), District Lot Five Hundred and Twenty-Six (526) according to Registered Plan No Five Hundred and Ninety (590) deposited in the Land Registry Office, in the City of Vancouver, desires the City to grant 'he privilege of crossing the sidewalk and requests that a permanent crossing be constructed over the sidewalk in front of the above described lot for Vehicles, and which request the City has agreed to grant, subject to the terms and considerations hereinafter set forth:-

Now Therefore This Agreement Witnesseth -

- (1) That in consideration of the sum of (\$3.10), and of the preises and of the covenants contained herein by the Owner to be performed and observed, the City doth grant unto the Owner, permission to establish and maintain a crossing over the sidewalk in front of the above mentioned lot and premises.
- (2) And the Owner covenants with the City that she will indemnify and save harmless the City from all loss, expense, damages, or compensation and from all suits, claims, proceedings and demands at law, arbitration or otherwise, which may arise by reason at the construction or maintenance or disrepair of the said crossing or arising therefrom or incidental thereto in any manner whatsoever, or from the premission hereby granted.
- (3) The Owner further covenants that in the event of any action being brought by any person, persons or Corporation to recover damages or compensation arising from the construction or maintenance or disrepair of the said crossing or arising either directly or indirectly therefrom, or as incident to, or in consequence of, the execution of this Agreement then the City shall have a remedy over against the Owner and may recover from the Owner all costs, damages, compensation, and expenses to which the City may be put by reason of such action or proceedings and may enforce payment of the same by the Court.
- (4) And the Owner does hereby charge her property hereinbefore described in favour of the City for the payment of all sums which may at anytime hereinafter be payable in respect of any damages or compensation costs or expenses as aforesaid arising from the construction or maintenance or disrepair of the said crossing or from the permission hereby granted.
- (5) And the Owner covenants with the City that she will, when the said crossing is no longer required or in use, and in any event, upon receiving One months notice in writing remove and discontinue the aforesaid crossing and will restore the sidewalk and curb to their original condition or similar to the sidewalk and curb adjoining at her own expense and that in the event of not doing so within the time specified in said notice, she will pay all costs, charges and expenses to which the City may be put by reason of such removal and restoration as aforesaid by the City.

MEMORANDUM OF AGREEMENT FOR PRIVATE CROSSING (cont.)

(6) It is hereby understood and agreed that the covenant herein contained shall be deemed to be and shall be covenants running with the land, which shall at all times be charged and chargeable with any and all claims for compensation, suits and demands which may be made against the City by reason of the construction and maintenance of the said crossing or arising therefrom in any manner whatsoever or by reason of the permission hereby granted.

This AGREEMENT shall enure to the beneficiary and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

In witness whereof, the said parties hereto have hereunto set their hands and seals the day and year first above written.

{ Cecelia Sanders
{
{ Louis D. Taylor
{ Mayor
{
{ Wm. McQueen

"SEAL"

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

In the Matter of

To wit:

A NOTICE ISSUED UNDER DATE OF APRIL 13th,
1942 BY DEPARTMENT OF THE SECRETARY OF
STATE, OFFICE OF THE CUSTODIAN, JAPANESE
EVACUEE SECTION.

3. HAROLD GLADSTONE FORSON,

of the City

of Vancouver,

in the Province of British Columbia,

Do Solemnly Declare that

1. I am Manager at Vancouver for Canada Permanent Mortgage Corporation and have full knowledge of the facts herein deposed.

2. That on April 16th, 1914, the property known and described as Lot Four (4), in Block Three Hundred and Sixteen (316) in the Subdivision of District Lot Five Hundred and Twenty-six (526), Group One (1), Vancouver District, according to Plan No. 590, deposited in the Land Registry Office at Vancouver, B. C., was mortgaged by Cecelia Sanders and John Batte Sanders, in the amount of \$2,000.00 in favour of Canada Permanent Mortgage Corporation.

3. That on April 27th, 1929 an Agreement extending the terms of the said Mortgage was signed by Genjiro Fujiwara and on September 11th, 1934 a further Extension Agreement was signed by Tatsuo Fujiwara and on August 28th, 1939 an Extension Agreement was signed by Shoichi Fujiwara.

4. That Genjiro Fujiwara and Tatsuo Fujiwara by virtue of their Covenants in the said Extension Agreements and Shoichi Fujiwara as owner of the property, and also by virtue of his Covenant, are all indebted to Canada Permanent Mortgage Corporation in the amount of \$208.24 as at May 1st, 1942.

5. That I am informed that there are taxes outstanding against the property herein described as follows:

1940	\$64.03
1941	63.25
1942 (net)	62.00
	<u>\$189.28</u>
Interest on Arrears to May 1st, 1942	6.42
	<u><u>\$195.70</u></u>

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "CANADA EVIDENCE ACT."

DECLARED before me at

Vancouver, in the
Province of British Columbia this

20th day of April

A.D. 1942.

Notary Public for the Province of British Columbia
Notary for taking affidavits within British Columbia.

Dated

19 42.

IN THE MATTER OF

A NOTICE ISSUED UNDER DATE OF
APRIL 13th, 1942 BY DEPARTMENT
OF THE SECRETARY OF STATE, OFFICE
OF THE CUSTODIAN, JAPANESE
EVACUEE SECTION.

STATUTORY
DECLARATION

THE WILLIAM STRATTON CO. LTD., SAN FRANCISCO, CALIF.
Legal Notice for the First Written Proceedings

12356

October 12, 1943.

Mrs. Shoichi (Tsuruo) Fujimura,
Japanese Registration No. 12497,
16 Second Avenue,
Bay Park, Blooms, B. C.

Dear Madam:

With reference to your letter of the 3rd instant, the moneys paid by Mrs. Peterson who purchased your property at 964 West 7th Avenue are collected by Messrs. Whitaker & Whitaker, who in turn remit the money to this office. We have at the moment standing to the credit of your husband \$277.50, and in view of what you say we are sending you herewith a cheque for \$100.00 made out to Shoichi Fujimura, which is the maximum amount we remit to any Japanese per month and which we trust will be sufficient for your immediate requirements. We propose to send you hereafter \$50.00 per month so long as funds are available, and shall be glad if you will confirm that this will be satisfactory to you.

We would mention that Mrs. Peterson has so far paid up to date, and according to our records there is a balance of \$320.00 due plus interest.

In connection with the Mortgage held by the Canada Permanent Trust Corporation on this matter and which amount was \$231.58 when handled by the Custodian, we would advise that we have paid from time to time interest and Principal on this loan, and at the moment the amount outstanding is \$100.00 which will be paid from funds on hand in due course.

If you would like to have a copy of statement showing payments made by Mrs. Peterson, we will forward same to you on request.

Yours truly,

P. Donet,
Administration Department.

PD:BS
encl.

12056

October 19, 1943.

Mr. Shoichi Fujiwara,
Japanese Registration No. 12498,
18 Second Avenue,
Bay Park,
Slocan, B. C.

Dear Sir:

Re: 964 West 7th Avenue

With reference to our letter of the 12th instant, we find on looking through the Agreement for Sale relating to the above property that the \$40.00 per month paid by Mrs. Peterson is, in addition to paying Principal and Interest, to take care of taxes.

1943 taxes have not yet been paid on this property, but Mrs. Peterson is anxious to pay these direct, and if she does so then the balance due mentioned in our letter is correct, but if we pay the taxes from funds on hand, then the position is of course materially changed.

You will understand that the \$320.00 still due only applies to Principal, as we have not yet received details of the Interest due. If Interest is deducted from the amounts already paid, then of course the Principal will be proportionately increased.

We will by the end of the year let you have a complete statement showing exactly the amount of Principal outstanding after taking care of Interest and taxes.

Yours truly,

P. Douet,
Administration Department.

PD:BS

12056

December 10th, 1943.

Whitaker & Whitaker,
942 West Pender Street,
Vancouver, B. C.

Dear Sirs: Re: Shiroichi FUJIWARA - 964 W. 7th Ave.

We thank you for your cheque amount \$76.00 in connection with October and November payments made to you by Mrs. A. M. Peterson re the purchase of the above property, and we attach our receipt for the above amount.

Please note that Mrs. Peterson has paid 1943 taxes on this property, amounting to \$63.28, and we have the receipt for same on our files.

According to our records and previous advices given you with the last two \$40.00 payments, the amount still due on principal is \$240.00, and we should be glad to know if you agree this figure. Now that Mrs. Peterson has paid the taxes these are not involved in the monthly payment of \$40.00, which can and up to the present has been all applied to principal. We are still awaiting a statement from you showing the interest due and should be glad to have this at your early convenience, or is it your intention to prepare a statement showing the amount of interest to be paid when payments of principal have been completed which should be in, say, six months time if you agree our figure of \$240.00 as the balance due?

In view of the delays that have taken place of late in your remitting funds received from Mrs. Peterson to this office, may we ask you to please see that your cheque is sent us not later than the end of the month in which Mrs. Peterson makes payment to you. This will save a lot of unnecessary correspondence and will

12056

December 11th, 1943.

Mr. Shoichi Fujiwara,
Japanese Registration No. 12498,
18 Second Avenue,
Bay Park,
Slocan, B. C.

Dear Sir:

We enclose cheque for \$100.00 from funds standing to your credit in connection with the sale of 964 West 7th Avenue, Vancouver. This leaves you with a credit balance of \$65.50.

Mrs. Peterson has paid the 1943 taxes on this property and we have seen the receipt for same, so that all monies paid by her to Whitaker & Whitaker, the agents, can go towards the reduction of principal and interest. Excluding any interest payments, according to our records there is now a balance of \$240.00 owing on principal and there is still the balance of mortgage, namely \$100.00, due to Canada Permanent Mortgage Corporation which will be paid by us in due course from funds on hand. When all payments have been made by Mrs. Peterson, which should be in, say, six or seven month's time a statement will be sent you showing exactly how the total amount due has been paid.

Yours truly,

Bal \$ 240.00 31/12/43
Jan 11 40.00
Bal \$ 200.00

P. Doust,
Administration Department.

PD/ER
Enc.

12096

January 12, 1944.

Mr. Shoichi Fujimura,
Registration No. 12496,
16 Second Avenue,
Bay Park,
Sloean, B. C.

Dear Sir:

We enclose herewith cheque for \$50.00 from funds standing to your credit in connection with the sale of 964 West 7th Avenue, Vancouver. This leaves you with a credit balance of \$25.20.

As mentioned in our letter of December 11th, you understand of course that there is still a balance of Mortgage of \$100.00 due to the Canada Permanent Mortgage Corporation and which will be paid by us on or before July 1st, 1944 from the monies we receive from Mrs. Peterson, the purchaser of the property.

On going through our records we find that since early October we have sent you, including the enclosed cheque, a total of \$300.00, and in view of this we shall not of course be in a position to forward you such large amounts as we have during the last few months. We will, however, send you from time to time funds as they become available from payments received from Mrs. Peterson, but we would remind you that we must retain a little more than \$100.00 to clear the above mentioned Mortgage by the end of June---there will be interest also amounting to \$4.00 or \$5.00, and a \$3.00 fee in connection with the closing of the Mortgage.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Encl.

12056

January 19th, 1944.

Messrs. Whitaker & Whitaker,
942 West Pender Street,
Vancouver, B. C.

Dear Sirs: Re: S. FUJIWARA and Mrs. A. Peterson -
 964 West 7th Avenue, Vancouver.

In connection with the above, will you please note that Mrs. A. Peterson, purchaser of this property, paid in to this office on January 4th a further \$40.00 under the Agreement for Sale and in order to ensure against any further delays in receipt of remittances in connection with this matter, we have decided that future payments shall be made direct to this office.

We have requested you from time to time to let us have a statement showing how the amounts paid should be apportioned as to Principal and Interest, but we do not appear to have heard from you on this point. It may be that you decided to leave such a statement to the end of the year, and if therefore the statement has been prepared up to the 31st of December we shall be glad if you will let us have same.

According to our records, at the end of 1943 assuming that the amounts paid by Mrs. Peterson to you are applied to Principal only, we figure that at December 31st, 1943 there was a balance due of \$240.00 and whether or not you prepared the above-mentioned statement we shall be glad to know if you agree the above figure.

Your early reply will be appreciated.

Yours truly,

P. Doust,
Administration Department.

PD/ER

12056

April 8th, 1944.

Mr. Shoichi Fujiwara,
Registration No. 12498,
18 Second Avenue,
Bay Farm,
Slocan, B. C.

Dear Sir:

Re: 964 W. 7th Avenue
Vancouver, B. C.

We have just paid from funds standing to your credit \$80.11 to the Canada Permanent Mortgage Corporation, being the balance of the Mortgage on this property, and we shall be receiving in the course of a few days the Release of Mortgage.

We observe that while you are the registered owner of the property and the title is in your name, the names of Genjiro Fujiwara and Tatsuo Fujiwara appear in the covenants in the Extension Agreement. While we believe that you are the sole owner of this property, we shall be glad if you will inform us if either or both of the above have any interest in the property; if not, when their interest terminated. We understand that Genjiro Fujiwara is in Japan but we cannot trace the whereabouts of Tatsuo Fujiwara. Until we have your reply regarding the above two Japanese, it will not be possible for us to send you any more funds from the amount standing to your credit in our books, which at the moment is \$88.74 after paying off the Mortgage as above mentioned.

Regarding payments by Mrs. A. Peterson, she has regularly paid the amounts due and also the taxes on the property, and at the moment according to our records there is \$80.00 still due from her so far as Principal is concerned, but the statement regarding Interest has not been worked out. We figure that the interest payable will be somewhere in the neighborhood of \$40.00.

Yours truly,

P. Douet,
Administration Department.

PD/ER

File No. 12056

November 27th, 1944.

- STATEMENT -

Showing payments by Mrs. Peterson under Agreement for Sale dated August 31st, 1942 between Shoichi FUJIWARA, Vendor, and Annie Mary Peterson and Russell Warren Peterson, Purchasers.

Lot 4, Blk. 316, D. L. 526, Group 1, N.W.D., Plan 590.

964-67th Ave Vancouver

1942

Sale Price

\$ 950.00

August 11th and August 13th - Cash paid to Whitaker & Whitaker

100.00

\$ 850.00

Sept. 18th	
Dec. 29th	\$40.00
Dec. 30th	60.00
1943-Feb. 6th	60.00
March 1st	40.00
March 13th	40.00
April 8th	50.00
May 4th	40.00
June 1st	40.00
July 2nd	40.00
July 31st	40.00
August 31st	40.00
October 4th	40.00
November 1st	40.00
1944-January 4th	40.00
February 3rd	40.00
February 29th	40.00
March 31st	40.00
May 1st	40.00
May 31st	40.00
Balance	40.00

Total payments on account of Principal

\$ 850.00

Interest at 6 per cent, as per statement attached, for \$45.26 was paid by Mrs. Peterson on May 31st, 1944.

[Handwritten signature]

INTEREST PAYMENTS

From September 1st, 1942

File No. 12056

\$850.00	to	15th September, 1942	17 days	6%	\$ 2.37
810.00	"	30th December, 1942	103 "	"	13.71
690.00	"	6th February, 1943	38 "	"	4.31
650.00	"	1st March, 1943	23 "	"	2.45
610.00	"	13th March, 1943	12 "	"	1.20
560.00	"	8th April, 1943	26 "	"	2.39
520.00	"	4th May, 1943	26 "	"	2.22
480.00	"	1st June, 1943	28 "	"	2.20
440.00	"	2nd July 1943	31 "	"	2.24
400.00	"	31st July 1943	29 "	"	1.90
360.00	"	31st August 1943	31 "	"	1.83
320.00	"	4th October 1943	34 "	"	1.78
280.00	"	1st November 1943	28 "	"	1.28
240.00	"	4th January 1944	64 "	"	2.52
200.00	"	3rd February 1944	30 "	"	.98
160.00	"	29th February 1944	26 "	"	.66
120.00	"	31st March 1944	31 "	"	.61
80.00	"	1st May 1944	31 "	"	.40
40.00	"	31st May 1944	30 "	"	.19

\$45.26

12056

April 5th, 1945.

Mr. Seiichi FUJIWARA,
Reg. No. 12498,
18 - 2nd Avenue,
Bay Ferns,
Skeena, B. C.

Dear Sir:

Res 964 B, 7th Avenue, Vancouver, B.C.
1/31/526/1/520.

With reference to the above property which you sold under an Agreement for Sale in August, 1942, title has recently been handed over to Mrs. Peterson and in order to complete matters and that you and we may have a record of the sale, a statement is attached showing the net proceeds from this sale, together with a statement of your account to date wherein you will see that the net proceeds from the sale of the property were duly credited to your account.

Your statement shows that at the moment you have a credit balance of \$209.50.

Yours truly,

P. Doust,
Administration Department

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

STATEMENT RE SALE OF:

Catalogue No: ~~Sold privately by~~
~~unregistered agreement~~

Street Address: ~~Vancouver, B.C.~~

Legal Description: ~~4/116/536/1/990~~

Name:

FUJIMURA, Shoichi

File No:

12096

Reg. #12496

Date of Sale and Adjustments ~~Sp. Adjustments~~

Sale Price

\$ 950.00

~~Real Estate Agents Commission~~

\$

~~Charge for Valuation~~

~~Charge for Advertising~~

Land Registry Office Transmission Fee

2.50

~~Encumbrances:~~

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

~~Taxes~~

~~Water~~

~~2.50~~

~~\$ 950.00~~

Net Proceeds credited to your account

947.50

April 4th, 1945.

Date:

Mr. George Peters

Compiled by:

File No. 12096
Ref. No. 12498

Special Refunds

Date	Particulars	Debit	Credit	Balance
1942 November 25	Land Registry Office - Certificate of Reimbursement Received from Initiator & Initiator (\$60.00 plus credit to 1942 tax adjustment \$21.50 Less their disbursements	1.00	\$	
1943 October 16	Cheque to you	228.35		21.50
November 16	Cheque to you	100.00		
December 15	Cheque to you	90.00		
1944 January 13	Cheque to you	100.00		
April 4	Payments on Agreement for Sale Interest on Agreement for Sale Land Registry Office - Certificate of Encumbrance Release of Mortgage	231.11 20.40 1.00 1.00		
June 1	Credit re Sale of Property Interest re payments on Agreement for Sale (\$690.00) Agent's commission on collections	21.90	947.50 45.26	
		\$ 604.76	\$1,014.26	

CH \$ 209.50

Catalogue No. -----
File No. 12056
964 West 7th Avenue
Vancouver/4/316/526
Certificate of Title No. 117854-L

Receipt of Certificate of Title No. 117854-L is by us hereby acknowledged
and we agree that all adjustments and incidents connected with the sale to
us of this property have been settled.

Dated at Vancouver, B. C., this 14th day of March 1945.

Signed Annie M. Peterson

Return to the Custodian

12425		FUJIMURA, Shichi			12096	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Queen Insurance Company	<i>Ren. not required.</i> 1/221191	\$2,000.00	Jan.	6	1945	964 West 7th Avenue, Vancouver, B. C.
						(see memo to Insurance Dept. 12/11/44)

Queen Insurance Company Policy 1/221191 covering the real property known as 964 West 7th Avenue, Vancouver, in the amount of \$2000.00 and expiring on January 6, 1945, was allowed to lapse (see memo on file December 19/44) as the purchasers of the property, Mr. and Mrs. R.W. Peterson placed their own insurance on the above property.

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

E. Robertson
E. Robertson,
February 18, 1947.

LIABILITY SUMMARY

File No. 12056.

November 13th, 1946.

Seichi FUJINARA - Reg. No. 12498.

The above Japanese declared on his JP Form signed 5th September, 1942, that he owed \$230.00 to the Canada Permanent Mortgage Co. (Mortgage) and 1941 and 1942 Taxes.

Both the foregoing amounts were paid off before the sale of the property was consummated.

No other claims were lodged against him. He had a clean slate.

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

DAC/JS


D. K. CRAMER.

PERSONAL PROPERTY SUMMARY

File No. 12056

February 18, 1947.

Re: Shoichi FUJIWARA (Mr.)
Reg. No. 12498

NO PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE
ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE AND NONE WAS DECLARED BY HIM.

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

E. Robertson

E. Robertson,
Office of the Custodian.

MEMORANDUM

April 11th, 1944.

TO: File No. 12056

FROM: Administration Department

Re: Chattels

There are no chattels on this file to date.


P. Douet.

12056

February 18, 1947.

Mr. Shoichi FUJIWARA,
Registration No. 12498,
Fingal Hostel,
Fingal, Ontario.

Dear Sir:

On the recommendation of the Department of Labour, Japanese Division, we now enclose Custodian cheque in the sum of \$134.50, representing your entire credit with this office and being the balance of the funds derived from the sale of real property known as 964 E. 7th Avenue, Vancouver, B. C.

On April 5th, 1945 you were forwarded a statement relating to the sale of the above property, together with a statement of your account up to June 1st, 1944, which showed a credit balance at that time of \$209.50. Since that date the sum of \$75.00 was remitted to you, namely on November 23, 1945, thus reducing your credit balance to \$134.50, the amount of the cheque now enclosed.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc.-Custodian cheque \$134.50

-Return envelope.

cc Department of Labour, Japanese Division.

12056

November 8th, 1945.

Attn: Mr. M. L. Brown

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

**Re: Shoichi FUJIWARA - Reg. #12496,
18 - 2nd Avenue, Bay Park, Slocan, B.C.**

With reference to our telephone conversation yesterday with Mrs. Scobie, the above Evacuee has a credit balance of \$209.50, and has written us as follows:

"Winter is here and I would like to get some winter clothes for my five children and ourselves therefore please send me all you can from my husband's account.

During last winter there was no work and he was not working for about 6 month therefore I spent every cent you had sent us. I even had to borrow to buy clothes. I have not yet paid my debt also therefore I would like it as soon as possible so I could pay everything I owed before the change of the year. My husband is working at present but not enough to buy clothes."

Here again we understand you will have to communicate with your Welfare Officer at Slocan and we await your early comments in view of the apparent urgency for some funds with which to purchase winter clothing.

Yours truly,

P. Douet,
Administration Department

PD/ER