

12102

5000-12-1
RIVERMILL POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 12102

To be completed by persons of the Japanese race having no property in any protected area.

NAME: TANIGUCHI Toki (Mrs. Kumataro)

HOME ADDRESS: 519 Powell St., Vancouver, B. C. REGISTRATION No. 00939

SEX: Female AGE: 68 MARRIED? Widow

OCCUPATION AND EMPLOYER: Housewife

NAME OF WIFE OR HUSBAND: Kumataro (deceased) ADDRESS: none

NAMES OF LIVING CHILDREN: none ADDRESS: none

ADDRESS:

ADDRESS:

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 3rd day of August 1942.

WITNESS: D.M. Chope.

(Signature)

100-4

12/02 15102
 ✓ INFORMATION FROM R.C.M.P.

Date 8-5-43

Our File No. _____

Full Name TANIGUCHI - Ioki (Mrs. Kumataro)
 (Surname in Block Letters)

Registration No. 00939

Male - Female
 (check)

Age 25-12-1874

Former Address 519 Powell St, Vanc B.C.

Date Evacuated Sept 15-42 Naturalized - Canadian-Born - National
 (check)

Present Address Slacan Extension B.C.
dup 8/46 - Rapoff, Slacan 11/6/47

(undue)
 Married - Single
 (check)

Name of Wife _____

Name of Husband Kumataro - dec.

Name of Mother _____ Name of Father _____

Names of Children under 16 Kumataro - Hashimoto (M) Taniguchi

Requested by Mary Lynn Registered with Custodian Yes
 (Yes or No)

Additional Information housewife - owns house at
519 Powell St, Vanc.
(Has an adopted son)
TANIGUCHI, Ioki File # 10672
Reg # 07187
This is not stated on the
R.C.M.P. Form.

File No. 12102

-- SUMMARY --

June 11th, 1947

-- GENERAL --

Re:- Toki TANIGUCHI,
Reg. No. 00939

ASSETS:

REAL ESTATE: - A one-half interest in 519 Powell Street known as Lot 29/42/196 is indicated on the file. Summary - Real Estate in Joint names of herself and Juntaro TANIGUCHI DATED August 8th, 1946 hereon deals with this property and her interest. Under date of August 9th, 1946 her half interest in Joint funds was transferred to her personal account amount \$343.46. As at date June 10 1947 this amount is still in her name on our books.

FIRE INSURANCE: - No interest in name of Toki TANIGUCHI in Fire Insurance is revealed on the file.

CHATELS: No interest in chattels in the name of Toki TANIGUCHI is revealed on the file.

PERSONAL PROPERTY: - No personal property of Toki TANIGUCHI is revealed on the file.

LIABILITIES: No indebtedness of Toki TANIGUCHI is revealed on the file.

The above Summary is certified to be in accordance with the information on file,
June 11th, 1947.

B.R. Dusenbury
B.R. Dusenbury
Office of the Custodian.

-- SUMMARY --

August 8th, 1946

-- REAL ESTATE --

File No. 10072 - Juntaro TANIGUCHI, Reg. No. 07127,

File No. 12102 - Toki TANIGUCHI, Reg. No. 00939,

Catalogue No: 203
Japanese Name: Juntaro TANIGUCHI and Toki TANIGUCHI,
Civic Address: 519 Powell Street, Vancouver, B.C.
Local Description: Lot 29, Block 42, District Lot 196, Plan 196, Vancouver, B.C.
Classification: Store and shacks,

Registered in the name of: Juntaro HASHIMOTO and Toki TANIGUCHI,

Title: Clear

Sold to: Frederick Percival Nye for \$1125.00 Cash as Aug. 19, 1943.

Title delivered to: F.P. Nye as November 19, 1943. Title No. 91732-L.
Adjustments made.

Funds released to: Joint account of Juntaro TANIGUCHI and Toki TANIGUCHI
as November 17, 1943.

Chattels: Not involved

Fire Insurance: None

NOTE: That Juntaro TANIGUCHI and Juntaro HASHIMOTO are one and the same person. Juntaro HASHIMOTO upon being adopted by the TANIGUCHI family, changed his name to Juntaro TANIGUCHI, and this is the name he used when declaring his property with the Custodian of Enemy property, although Juntaro HASHIMOTO was the name shown in the Land Registry office, Vancouver, records.

Remarks:

These premises were inspected by Johnson, Reeve & Watson, as April 22, 1943 and reference to that letter (report) reveals that the improvements were in "very bad state of repair" and that some of the buildings had been condemned by the City. Mr. Reeve of that firm gave a valuation of \$1,000.00 on this property. Taxes were heavily in arrears at the date of evacuation of TANIGUCHI, and rentals were at a low ebb. Gibbens & Co. Ltd, agents, for the property reported Sept. 11, 1942, that they expected to get \$160.00 to \$65.00 for the entire property. The general statement of account in respect to this property reveals that a net total of \$135.40 was received from rentals and that \$51.25 was paid out in repairs. Therefore it is seen that the net returns were very small, due to the very unsatisfactory condition of the premises as noted above.

(over)

File No.

- SUMMARY -

August 8, 1946

- REAL ESTATE -

10072 -

Juntaro TANIGUCHI

Reg. No. 07187

12102 -

Toki TANIGUCHI,

Reg. No. 00939

Re:- 519 Powell St.,
known as
Lot 29/42/196/196
Vancouver, B.C.

Assessment 1943

Land \$800.00
Improvements 1800.00

Vancouver, B.C.

Appraisal -

Johnson, Reeve & Watson \$1000.00
A.R. Mackenzie - 2050.00

Sale Price - \$1125.00

BRD

B.R. Dusenbury,
Office of the Custodian.

Catalogue No. 203

File No. 10072 and 12102

Name. HASHIMOTO or TANIGUCHI, Juntaro, and TANIGUCHI, Toki.

Civic Address. 519 Powell Street, Vancouver.

Legal Description. Lot 29, Block 42, District Lot 196,
Group 1, District of New Westminster,
Plan 196.

Classification. Store & 2 shacks.

----- *Sold* -----

This property has been sold to Frederick Percival Nye (President
of Nye Foundry) Vancouver. See Mr. Shear's
letter of August 19, 1943.

For Real Property File covering this property, please see
file attached to 10072.

-- SUMMARY --

August 6th, 1945

-- FIRE INSURANCE --

File No. 10072 - Partners TANIUCHI, Reg. No. 07157,

File No. 12102 - TANI TANIUCHI, Reg. No. 00929

No Fire Insurance is revealed on these files,
either jointly or severally. According to memo of August 23, 1943,
reporting a small fire loss, it is stated that the owner did not
desire to carry Fire Insurance and that the Agents P.C. Gibbons &
Co. Ltd., would not have recommended the risk to any of the Companies
that they represent.

The above Summary is certified to be
in accordance with the information on file,
August 6th, 1945.

B. E. Dusenbury
B. E. Dusenbury,
Administration Department.

— SUMMARY —

August 8th, 1946

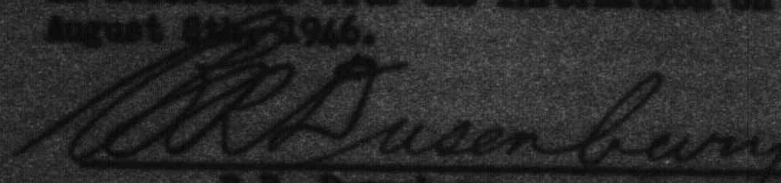
— LIABILITIES —

File No. 10072 - Juntaro YANIGUCHI - Reg. No. 07187,

" 12102 - Toki YANIGUCHI - " 00939

No liabilities are revealed against the joint
account of Juntaro YANIGUCHI and Toki YANIGUCHI.

The above Summary is certified to be
in accordance with the information on file,
August 8th, 1946.


B.R. Dusenbury,
Administration Department.

File No. 12102

SUMMARY

August 8th, 1946

LIABILITIES

Toki TANIGUCHI,
Reg. No. 00939

A claim of \$33.00 by Dr. M. UCHIDA
against Toki TANIGUCHI is revealed on the file. This was
withdrawn by Dr. UCHIDA by General letter of August 3, 1943.

No other claims against or indebtedness
of Toki TANIGUCHI are revealed on the file.

The above Summary is certified to be
in accordance with the information on
file, August 8th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

12102

September 18th, 1948

Old Age Pension Board,
411 Dunsmuir Street,
Vancouver, B.C.

Dear Sirs:-

TANIGUCHI, Toki (Mrs). #32954
Reg. No. 00939

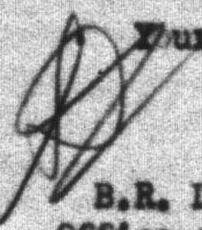
We are in receipt of yours of the 17th
instant in respect to the above named person.

The amount as noted by you, namely-\$349.24
was the amount reported at that time. However, in separating
the joint account of her and her adopted son, there were 2 small
items to which he was entitled and which reduced her amount to
\$343.46.

This amount was forwarded to her on June 11/47
as shown in enclosed statement dated February 21, 1948.

Trusting that this will give you the desired
information we remain,

Yours truly,


B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Enc. 1.

ADDRESS ALL COMMUNICATIONS TO:
OLD-AGE PENSION BOARD
411 DUNSMUIR STREET
VANCOUVER, B.C.



Old-age Pension Board
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	SEP 18 1948
File No.	10072 / 12102
Ans.	
Submitted	

September 17, 1948.

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

Dear Sirs:

RE : TANIGUCHI, Toki (Mrs.) - #32,954,
Slocan City, B.C.
Your Ref. 10072 & 12102.

When Mrs. Taniguchi applied for pension, you informed us on January 5, 1945, that the sum of \$349.24 was being held for her in a joint account with her adopted son.

We now understand from our Worker that our pensioner no longer has access to this amount. Would you be good enough to inform us of the disposition of the account?

We thank you for this service.

Yours truly,

M. Jean Allen
for Old-age Pension Board.

WW.
cc 4E.

File 12102

Toki YAMIGUCHI Reg No 00939

February 21, 1948

Particulars

Date

Debit

Credit

Balance

1946
August 16-

Transfer of 1/2 interest in funds from
Joint a/c with Juntare YAMIGUCHI re
519 Penell Street, Vancouver, B.C.

343.46

1947
June 11-

Cheque to Toki YAMIGUCHI

343.46

343.46

343.46

Nil

12/10/42

File No. 10572 & 12102
Reg. No. 07187 & 00939

Juntaro & Toki TANIGUCHI

Date	Particulars	Debit	Credit	Balance
1942 December 4	Remittance		6.56 X	
December 11	Taxes	6.56		
1943 January 27	Land Registry Office - Certificate of Embrace	1.00		
February 13	Water rates	8.05		
March 22	Sale of lumber			
April 15	Repairs	51.25		
July 31	Water rates	33.65		
	Taxes	435.85		
	Rents collected		130.00	
	Agent's commission	7.25		
August 19	Balance rents to date, nett		12.65	
	Credit re Sale of Property		1,087.88	
			<u>1,242.09</u>	
		\$ 543.61		
				CR \$ 698.48
1946 Aug. 16-	Transfer from Joint a/c remittance of Dec. 4/42 to P/A			
" "		6.56		
" "	Sale of Lumber to P/A.	5.00		
" "	Transfer of 1/2 Interest to Juntaro TANIGUCHI	343.46		
" "	Transfer of 1/2 Interest to Toki TANIGUCHI	343.46		
		<u>1,242.09</u>		
				<u>NIL</u>

1702
File No.
10072

INDEX TO
CLAIM FILE

February 21, 1948
REAL PROPERTY
SECTION

Juntaro TANIBUCHI,
Reg. No. 07187

12102
Toki (Mrs. Kumataro) TANIGUCHI,
Reg. No. 00939

Catalogue #203 - jointly -

- 1- Claim by Juntaro TANIBUCHI per R.J. McMaster.
- 2- Summary Real Estate - 2 pages - August 8/46,
- 3- Certificate of Encumbrance
- 4- Appraisal Johnson, Reeve & Watson
" A.R. Mackenzie,
- 5- Tenders -

(a)	Nye Foundry	-	\$800.00
(b)	"	"	1000.00
(c)	"	"	1125.00

Acceptance of tender (c) - \$1125.00
(in name of Frederick Percival Nye)
(see under Information for lengthy negotiations)
- 6- (a) General Statement of Joint a/c
(b) Sales Statement of Catalogue #203
(c) Statement of Personal account- Juntaro TANIBUCHI
(d) " " Toki TANIGUCHI
- 7- Advice letter of sale - 17-11-43
- 8- Analysis of Claim Cat. #203
- 9- Information -

(a)	General Statement of Joint account.
(b)	Sales Statement of Catalogue #203
(c)	Statement of Personal account Juntaro TANIBUCHI
(d)	" " Toki TANIBUCHI
- 7- Advice letter of sale 17-11-43
- 8- Analysis of Claim Catalogue #203
- 9- Information

(a)	Letter February 18/43- Custodian to Nye Foundry
(b)	" " 27/43 " " TANIBUCHI
(c)	Memo March 24/43 Milson
(d)	" " 25/43 "
(e)	Letter Apr. 7/43 Advisory Committee to Custodian
(f)	" " 8/43 Custodian to Advisory Committee.
(g)	Memo April 8/43 - Shears
(h)	Letter April 9/43 Custodian to Nye
(i)	Memo " 12/43 Milson.
(j)	" " " Shears
(k)	Letter May 1/43 Custodian to Nye
(l)	" " 21/43- Nye to Custodian
(m)	Memo " 25/43 - Milson
(n)	" " June 2/43 - Shears
(o)	Letter " 3/43 Custodian to Nye
(p)	" " 24/43 Custodian to Advisory Committee
(q)	" " " Advisory Committee to Custodian
(r)	" " " Custodian to Gibbens
(s)	" " July 13/43 Custodian to "

INDEX TO CLAIM FILE
(continued)

- (t) Letter August 10/43 Custodian to Advisory Committee
- (u) " January 30/43 City to Custodian
- (v) " February 5, 1943 Custodian to TANIBUCHI
- (w) Memo August 14, 1943 Gibson
- (x) Letter August 19/43 Gibson to Custodian
- (y) Memo August 23/43 Gibson to Shears
and Loss report same date
- (z) Letter November 15/43 Gibson to Custodian

10. J.P. Form (at bottom of file)

Files Nos.

ANALYSIS OF
CLAIM

February 21, 1948

REAL PROPERTY
SECTION

10072 - Juntaro TANIGUCHI, Reg. No. 07187

12102 - Toki TANIGUCHI, Reg. No. 00939

REAL PROPERTY -

519 Powell Street,
known as
Lot 29/42/196/196
YACHTS, B.C.

Catalogue #203 Jointly -

Juntaro TANIGUCHI makes claim re Catalogue #203-
in respect to his 1/2 interest and in respect to
1/2 interest of his Mother, Toki TANIGUCHI -
total Gross -

\$8500.00

Sale Price (Gross)

\$1125.00

Adjustment

Johnson, Reeve & Watson - \$1000.00
A.R. Mackenzie - 2050.00

Tenders -

(a) Eye Foundry - 800.00
(b) " " 1000.00
(c) " " 1125.00

Acceptance of tender (c) -

1125.00

See Index 9 for
information re negotiations)

RECAP:

Gross Claimed for Cat. #203 - \$8500.00

Gross Amount of sale - \$1125.00

BRA

B.R. Dusenbury,
Office of the Custodian.

12102

REGISTERED.

June 11th, 1947

Mrs. Toki TANIGUCHI,
Reg. No. 00939,
Slocan, B.C.

Dear Madam:-

We have brought your file forward for examination so that we may make a report to you in the usual manner on your affairs coming under our control.

It is noted that you requested some time ago that the funds in your name be forwarded to you. The question was taken up with the Department of Labour, Japanese Division, but for some reason an answer was not received for a considerable time, and at or about the time it was received, the writer was taken ill and is just now returning to work.

In checking the file it is noted that your principal asset was a half interest in 519 Powell Street known as Lot 29, Block 42, D.L. 196, Vancouver, B.C. Your son Juntaro owned the other half.

You were advised of the sale of this property in our letter of the 17th November 1943 and the amount of the sale was placed to the credit of yourself and Juntaro TANIGUCHI on our books. As you will recall the property was in very bad state of repair and consequently did not yield much net revenue for credit of the Joint account. On the 8th August last, we forwarded to you sets of statements giving details of your joint account and in the letter advised of the amount placed to your personal account, namely \$343.46.

There has been no change in the amount of your account and we are accordingly enclosing our cheque for \$343.46 which is the full amount of your credit.

The foregoing, together with previous letters, and statements would seem to report in detail regarding your interests that came under our control. In acknowledging this letter and cheque, please confirm same for our records.

For your convenience in replying we are enclosing a stamped addressed envelope.

Yours truly,



B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Enc. 2.

COPY

DEPARTMENT OF LABOUR,
Japanese Division,

Slocan City, B.C.

August 22, 1946

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

Dear Sir:-

Re: 519 Powell Street, Vancouver, B.C.

We received your letter of August 8th, 1946 with the
set of general and real property statements attached. We both
understand and wish to draw the amounts \$343.46 totalling \$686.92
right away.

We also wish you to send us the amount of cash on
hand from the sale of our radio, Marconi, Model 37, Serial No. 37-10283,
on March 12, 1942. We wrote once before, but did not receive any
answer.

Thanking you kindly, we remain,

Yours truly,

"J. TANIGUCHI"
Junaro TANIGUCHI

"T"
TOMI TANIGUCHI

JT:KL

✓ 17102

10072, 12102

Aug. 8, 1946

Mr. Juntaro TANIGUCHI, and
Mrs. Toki TANIGUCHI,
Reg. Nos. 07187 and 00939,
Popoff,
Slocan, B.C.

Dear Sir & Madam:

Res. 519 Powell Street, Vancouver.

In re-viewing your files it is noted that our customary general and real property statements have not been forwarded to you. Accordingly we are enclosing a set of statements to each of you with this letter for your information.

You will notice that there is a joint credit of \$698.48. We are now transferring two items contained in the joint account to the personal account of Juntaro Taniguchi as follows:

1942.	December 4.	Remittance	\$6.56
		This amount was received from Juntaro.	
1943	March 22.	Sale of lumber	\$5.00
		This does not refer to realty property	
			<u>\$11.56</u>

This amount deducted from \$698.48 leaves a balance in the joint account of \$686.92. We are now dividing this amount fifty-fifty and crediting

Juntaro Taniguchi	\$343.46
Toki Taniguchi	<u>\$343.46</u>
	\$686.92.

Trusting that this is satisfactory and awaiting your acknowledgment in due course, we remain,

Yours truly,

B. R. Dusenbury,
Administration Department.

BRE:AS
Encl. 4

10072/12102

November 3rd, 1945.

Mr. Juntaro TANIGUCHI (HASHIMOTO)
Reg. No. 07187,
Sloan, B.C.

Dear Sir:-

Re:- Claim \$527.25 - Workmen's Compensation Board

We have been endeavouring to arrive at a settlement of the above preferred claim in your behalf by compromise.

As you are aware, there is \$698.48 on the books here to the credit of the joint account of yourself and your Mother, derived from the sale of 519 Powell Street. Of this amount you are entitled to one half or \$349.24. It is suggested that the Board would accept this amount namely \$349.24 in full settlement of their claim and judgment against you of \$527.25.

This seems good business for you and we shall be obliged if you will let us know if you agree with this proposed arrangement.

It is noted that the local Supervisor was kind enough to assist you in answering on a former occasion, and it might be well to discuss this with him if you need any help in replying.

Your early attention is requested.

Yours truly,

BRD/DD.

 B.R. Dusenbury,
Administration Department.

10072 & 12102

January 5, 1945

B.C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Attention Mr. M.L. Brown.

Re: Mrs. Toki TANIGUCHI - #00932

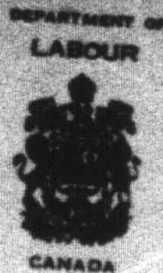
Referring to your letter of January 3rd, Mrs. Toki TANIGUCHI with her adopted son Juntaro TANIGUCHI, or HASHIMOTO, owned Lot 29, Block 42, D.L. 196, known as 519 Powell Street. This property was sold on August 19, 1943 for \$1,125.00 cash less commission - \$56.25; less taxes - \$435.85 (Total - \$492.10), leaving net proceeds of \$632.90, of which one-half (\$316.45) is available to Mrs. TANIGUCHI.

In addition to this there is a balance of \$65.58 in the joint account from rentals, of which Mrs. TANIGUCHI is entitled to one-half, viz. \$32.79.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
January 3rd 1945

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

EVACUATION SECTION	
Rec'd	JAN 4 1945
File No.	12192
Ans.	
Referred	Mulson

Dear Sir,

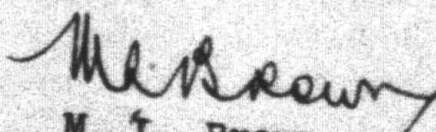
Re Mrs Toki TANIGUCHI Reg No.00939

The above named woman is an applicant for Old Age Pension. Apparently she was the owner of property as the Old Age Pension Board now write us as follows:-

"May we have a letter from the Custodian quoting the legal description of the property sold, date of sale, sale price, terms, and the amount being held for the applicant as a result of the sale."

We shall feel obliged if you will write us with the desired information.

Yours truly,


M. L. Brown
Office Manager.

/MMS

908
Filed: 10/7/43
Catalogue No. 203

October 26th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell
FROM: Mr. D. A. Cramer

Junzaro HACHIMOTO
and
Toki TANIUCHI
Lot 29, Blk. 42,
D.L. 196, Op. 1,
N.E.D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, October 1st, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 91731-L dated October 1st, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 91732-L dated October 1st, 1943, registering the property in the name of Frederick Percival Nye (Deed).
3. Duplicate of Transmission dated September 10th, 1943.
4. Duplicate of Deed dated September 10th, 1943 - Secretary of State to Frederick Percival Nye.
5. Certificate of Indefeasible Title Number 91732-L dated October 25th, 1943, covering the above property in the name of Frederick Percival Nye.

10/4/43
DAC:JS
Encls.

Adrian

10072 & 12102

Attention Tax Department

September 28, 1943.

City of Vancouver,
The City Hall,
Vancouver, B. C.

Dear Sirs:

Re: Juntaro TANIGUCHI or HAHIMOTO
and Toki TANIGUCHI

Following our conversation, cheque for \$435.85 is
now sent to cover all taxes to date on Lot 29, Block 42, D. L. 196.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc.

REGISTERED

September 7th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 10072 and 12102
NAME: Juntaro HASHIMOTO and Toki TANIGUCHI
CATALOGUE NO: 203
RE: 519 Powell Street, Vancouver, B.C.
Store and 2 shacks.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	City of Vancouver, Lot 29, Block 42, District Lot 196, Group 1, New Westminster District, Plan 196.
Encumbrances:	None
Taxes:	1943 taxes of \$90.22. Total due-\$428.92, including interest.
Vested:	No. 35268
VALUATION BY APPRAISER:	\$1000.00
AMOUNT OF BID:	\$1125.00
APPROVED BY ADVISORY COMMITTEE:	August 10th, 1943.
AMOUNT RECEIVED BY CUSTODIAN:	\$1125.00

KWW/W

K. W. WRIGHT

12102
Files 18072 and 18082

August 28, 1943.

MEMORANDUM

Name as to Title

This is not clear. The Police report indicates that Juntaro Hashimoto is the same person as Juntaro Taniguchi.

But title is in name of Juntaro Hashimoto and Taki Taniguchi. If Juntaro Hashimoto had changed his name to Taniguchi he would not be expected to use his abandoned name, especially in an important document such as a title to land.

Furthermore, Juntaro Taniguchi in his letter of 15/2/43 refers to two other interests in whose name the land is registered. It appears therefore as if Juntaro Taniguchi has an unregistered interest in this land.

He is being asked about this by letter herewith. In the meantime no reason appears that the land should not be sold, the proceeds being held for settlement of title to them.

I have not seen that Taki Hashimoto, File 18082, has any interest in this land. She declares nothing. Enquiry is also made of Taniguchi on this point.

WTR

- Should be
File 12102
Taka Taniguchi
#00929

TH:AS

1201 ✓
10072/10051

19th August, 1943.

Messrs. F.S. Gibbons & Co., Ltd.,
251 East Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 203
512 Powell Street

This will acknowledge receipt of your letter of the 16th instant in which you enclose the Hye Foundry cheque for \$1,000.00 and your own cheque for \$125.00 making the total purchase price agreed upon for the above property \$1,125.00.

You state that this will enable us to prepare the documents but it will be necessary for you to advise us the full name, address and occupation in which this property is to be registered and also state whether or not the transferee is a British Subject.

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

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

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

Yours truly,

F. G. Shears,
Director.

FMS/PMB