12162

REAL ESTATE

BUREAU POWELL STREET

FILE No. 12162 f

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: HIRAISHI Teru (Mrs. Kitaro)

HOME ADDRESS: 472 East Cordova St., Vancouver, B. C.

REGISTRATION NUMBER 01093 SEX: Female AGE: ~~X~~ 46

OCCUPATION: Helped at Restaurant "New Pier Cafe"
220 Main St., Vancouver.

(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: S. Muraki, 606 E. 45th Ave., Vancouver, now at Slocan City.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Kitaro I 465

ADDRESS OF WIFE OR HUSBAND: Angler, Ont.

NAMES OF ANY LIVING CHILDREN: Kimiyo (F) m/2
Tomiye (F)

ADDRESS OF CHILDREN: 472 East Cordova St.

AGE OF CHILDREN: 23, 15 yrs.

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

1. LOCATION AND DESCRIPTION: ~~Lot~~ 472 East Cordova St., City of Vancouver, Lot No. ~~57~~ 15, Block no. 57, District lot ~~197~~ 196. Title Deed number unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: Two dwelling houses.
1. 2 storey, 7 room, wooden building at front of lot.
2. 2 storey, 5 room, wooden building at back of lot.

3. INSURANCE (Give particulars; state where policies are) Details of policies in the hands of agent MacLennan (Lawyer), Nova Scotia Bldg., 602 W. Hastings St., Vancouver.

4. TAXES (Amount and where payable) $84.10 payable City of Vancouver. 1941 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Bought house off Mr. Kaburaki, who has returned to Japan (now deceased), There is an agreement drawn up concerning further interest to be paid. Further particulars are known by agent, Mr. MacLennan.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant, when she is evacuated the house will be rented by the agent Mr. MacLennan.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title deeds in the hands of agent Mr. MacLennan.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: none

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

FORM "JP" FILE No._____

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: none

2. TRADE DEBTS: none

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

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

Dated this 4th day of August 1942.

(Signature) T Uyeyama

D. M. Chope.
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P. P.D. 19/11/42

Our File No. 12162 Date 7/5/43

Full Name HIRAISHI, Teru (Mrs. Kitaro)
(Surname in Block Letters)

Registration No. 01093

Male - Female V
(check)

Age Mar. 22, 1896

Former Address 472 E. Cordova St., City

Date Evacuated Sept. 9/42

Naturalized - Canadian-Born - National V
(check)

Present Address ~~Slocan, B. C.~~ 36 Badgerow ave, Leaside 8, Ont. 2/11/46
Ancaster, Ont.

Married - Single V
(check)

Name of Wife - - -

Name of Mother - - - Name of Husband Kitaro #01516

Name of Father - - -

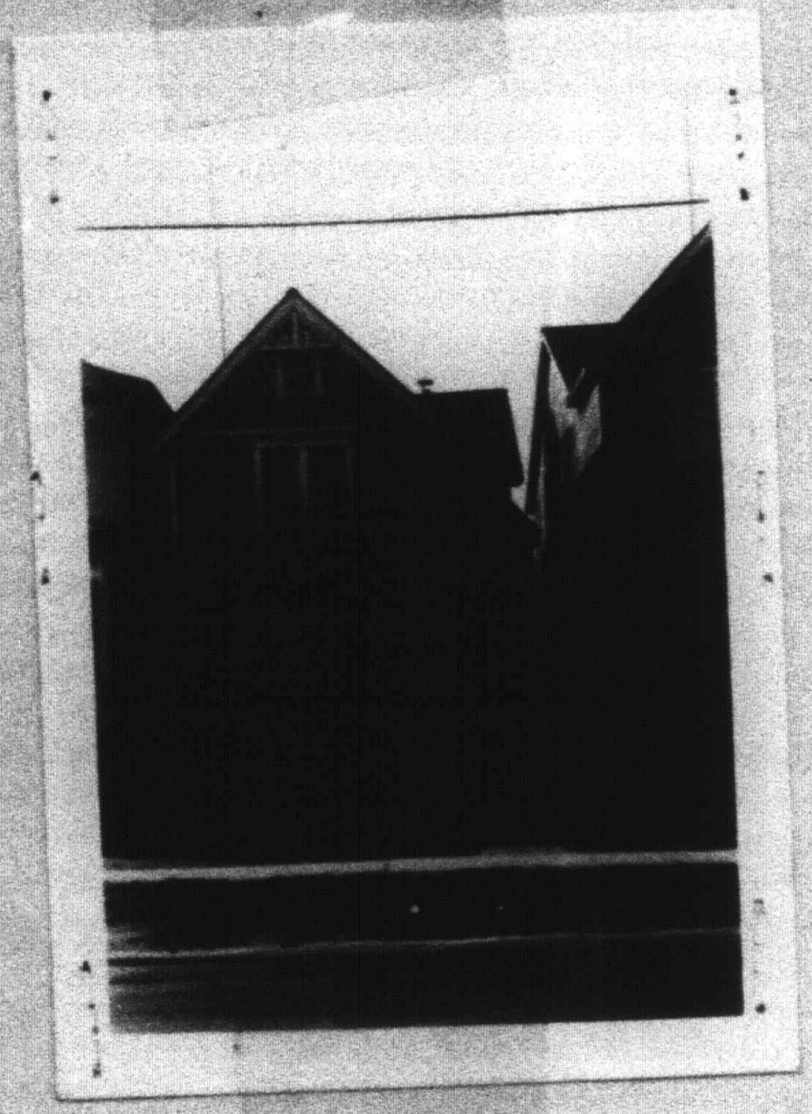
Names of Children under 16 See husband's sheet.

Requested by A.M.

Registered with Custodian Yes
(Yes or No)

Additional Information Restaurant (with husband) Owner of house at above address.

HIRAISHI, Teru (Mrs. Kitaro)
472 Cordova St., Vancouver, B.C.
Evac. File 12162



Picture Taken April 9, 1943

File No. 12162

December 3rd, 1943

MEMORANDUM

Re: Claims.

There are NO claims on file as at this date.

GH

File No. 12162 December 3rd, 1943

MEMORANDUM

Re: Chattels

It would appear from Memo dated November 29th that Mrs. HIRAISHI's chattels are stored with Crone Storage.

GH

File No. 12162 CHATTEL SCHEDULE November 23rd, 1946

Re:- Teru HIRAISHI, Reg. No. 01093

Declared.	Sold	Shipped
None.	1 Johnson polisher motor 1 piano & stool 6 dining-room chairs	1 Carton 1 small box clock small box
See Ltr. Norris & McLennan, Feb. 14/44. They handled chattels.	1 bed sold to tenant	See ltr.Norris & McLennan Apr. 14/44.
1 Johnson polisher motor at Crone Storage. 1 piano & stool (Crone) 1 Electric toaster " 6 dining-room chairs left with tenant. Mantel clock (Crone) Office books " Metronome etc. "		See Statement of chattels Sold on file.
Funds turned over to Custodian.		

M. D. L. Davidson

File No. 12162 August 27th, 1943.

MEMORANDUM

To: The File

From: Mr. D.A. Davidson

Re: HIRAISHI, Teru (Mrs. Kitaro)
#01093

In a telephone conversation with J.A. McLennan of Morris & McLennan he claims, that John Bro entered the premises under a verbal agreement that, he could occupy them for the duration. He further said that Hiraishi made the agreement and that he didn't know the terms of it.

He said he did not know anything about Hiraishi's chattels and would have to look into his file to see as to the question of chattels.

D.A.D.

DAD/BHL

File No. 12162 — SUMMARY — November 22nd, 1946

— PERSONAL PROPERTY—

Re:- Teru HIRAISHI,
Reg. No. 01093

CHATTELS: — See Chattels Schedule.
NOTE: - Mrs. HIRAISHI declared in registering on August 4, 1942 that she had no Furniture or personal effects. However in a letter of Sept. 5, 1942 from Norris & McLennan, Barristers, her Agents, it was disclosed that there was certain Furniture in a room in the rear house belonging to Mrs. U. NAKASAKI. Our letter of Sept. 12, 1942 advised that it had been removed as requested. Memo 29-11-43(Milsom) indicates that certain of chattels of Mrs. HIRAISHI were at Crone Storage. Letter 14-2-44(Norris & McLennan) indicates more fully what was at Crones' in her name. Norris & McLennan were given authority(our ltr. 16-2-44) (Spain) to release Chattels mentioned. Subsequent letters indicate the disposition made as to shipment of some and sale of some. A list of chattels sold and proceeds credited to Mrs. HIRAISHI is made and on fil as of this date. It would appear that all her chattels were disposed of through Norris & McLennan to her satisfaction. Earlier in the file it is noted that a bed was sold to Bro for $10.00 and credited to her account as per first item of statement on file.

REALTY INTEREST other than 472 E. Georgia St. - A one-eighth interest in the New Pier Cafe at 220-224 Main St., Vancouver, B.C. legally described as Lots 4 and 5, Block 5, D.L. 196, Plan 184, is disclosed, and statements on file and supplied to her, defins the administration and liquidation in respect to same. The net returns to her which were credited to her account, were $624.24, as indicated in the Statement.

REFUNDS: Refunds from B.C. Elec. Ry. Co. Ltd. were received in the sum of $7.06 on account of Security Deposit for Light and were credited to her account as August 16, 1945.

SPECIFIED ARTICLES: -No radio was declared by her when registering August 4, 1942. However her daughter, Kimiyo, wrote to Crone Storage Co. as Oct. 4, 194 asking that "the radio only(mantle piece)" etc. be forwarded to her Mother. Crone asked our permission which was not granted, see our ltr. 22-10-42(Carroll). However according to Crone's letter 27-10-42 it, the radio, had been shipped as indicated therein. No further action was apparently taken by this office.

No Cameras, Fire Arms, Vessels or other radios are revealed on the file.

No other Personal Property of Teru HIRAISHI is revealed on the file.

The above Summary is certified to be in accordance with the information on file,
November 22, 1946.

B.R. Dusenbury,
Office of the Custodian.

File No.
12162

— SUMMARY —

November 22nd, 1946

— LIABILITIES —

Tora HIRAISHI,
Reg. No. 01093

No Claims against or indebtedness of Tora HIRAISHI are revealed on the file.

The above Summary is certified to be in accordance with the information on file, November 22nd, 1946.

B.K. Dusenbury,
Office of the Custodian.

CLOSED	NAME	FILE NO.
	HIRAISHI, Teru (Mrs. Kitaro) (See also File 3327)	12162

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
Imperial Insurance Office, Toronto	Transferred to New Owner - Home Bank - 18-11-43 451519	$1,000.00	Feb.	14th	1946	Lt.15,Blk.57,D.L.196,S.side of 472 Cardova St.,E., Vancouver, B. C.
Imperial Insurance Office, Toronto	Transferred to New Owner - Home - 18-11-43 45323	$1,000.00	Feb.	14th	1946	Lt.15,Blk.57,D.L.196,S.side of 472 Cordova St.,(rear), Vancouver, B. C.
Atlas Assurance Co. Ltd	(See File 3327) M.246037	$5,000.	May	28	1944	Lts.4 &5 Blk.5,D.L.196, 220-224 Main St., Vancouver, B. C.

File No. 12162

SUMMARY — November 22nd, 1946

FIRE INSURANCE

Teru HIRAISHI,
Reg. No. 01093

Fire Insurance on Buildings in the sum of $2,000.00 was maintained while required and was transferred to the purchasers as at date of sale to them. Policies concerned were delivered to them as Nov. 18, 1943. Return premium of $5.50 allowed Teru HIRAISHI in the adjustments.

NOTE: As the policies had run from February 14th, 1943 to August 7, 1943(date of sale) the return premium should have been approximately $9.15.

It would appear that too much Fire Insurance was carried as assessed value of rear House is given as $200.00 but insured for $1000.00 and the front House is given as $700.00 but insured for $1,000.00.

The above Summary is certified to be in accordance with the information on file, November 22nd, 1946.

B.R. Dusenbury
Office of the Custodian.

File No. 12678 [redacted] December 27th, 1945.

[redacted]

[redacted]

A Claim for $10.75 by the B.C. Purchasers Co-operative
association is provided on the file. This account was paid August 27th
against the goods collected and reported by them.

No other claims are received.

The above Summary is certified to be in accordance with the information on file, December 27th, 1945.

R.E. Rosenberg,
Administration Department.

File No. 11670 —SUMMARY— December 29th, 1945.

—PERSONAL PROPERTY—

NEW PIER CAFE

CHATTELS: The only mention of Furniture, Furnishings, Fixtures in this connection that need be made is to state that all such were disposed of to Manley Chee on or about April 1942 for $3,000.00 and the funds arising from same were handled by Morris & McLennan Barristers. With the exception of Hideo MURAKI, these proceeds were apparently paid direct to the respective partners in the NEW PIER CAFE by Morris & McLennan. The share belonging to Hideo MURAKI, who had been evacuated prior to the said sale, amounting to $349.13, was received by the Custodian and credited to his account on our books.

ACCOUNTS RECEIVABLE: It is revealed on the file that the Farmers' Products Distributing Company owes the NEW PIER CAFE the sum of $200.00. Reference to letter August 27th, 1942 of Morris & McLennan indicates as follows:-

> "Mr. MURAKI(Shizuo MURAKI) advises that it was arranged with the B.C. Purchasers' Co-operative Association when Mr. MURAKI was in Vancouver that the B.C. Purchasers' Association would take care of the Farmers' Products Distributing Company's indebtedness as soon as the B.C. Purchasers' Association accounts are settled".

There is no evidence on file that this has been settled or that any arrangements have yet been made to pay same.

SPECIFIED ARTICLES: No Cameras, radios, Fire Arms, vessels or automobiles were revealed as belonging to the NEW PIER CAFE.

No other personal property is indicated on this file.

The above Summary is certified to be in accordance with the information on file, December 29th, 1945.

E.R. Dusenbury,
Administration Department.

FILE NO.	NAME	FILE NO.
/	NEW PIER CAFE	11670

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Lumbermen's Insurance Company	Cancelled- Jan. 16/45 9-6924	$5,000.	May	28	1947	Lts 4/5 Blk. 5, D.L. 196, 220-224 Main St. Vancouver, B.C.

—SUMMARY—

December 29th, 1945.

—FIRE INSURANCE—

Fire Insurance was maintained on the Building while required. It was in the sum of $5,000.00 for 3 years from May 28th, 1944. It was cancelled as at January 8, 1945 and an earned premium of $2.98 and a return premium of $34.45 were received and credited to the account of NEW PIER CAFE.

The above Summary is certified to be in accordance with the information on file.
December 29th, 1945.

S.R. Dusenbury

S.R. Dusenbury,
Administration Department.

Catalogue No. 55.

File No. 12162.

Name: HIRAISHI, Teru (Mrs. Kitaro)

Civic Address. 472 E. Cordova Street, Vancouver.

Legal Description. Lot 15, Block 57, District Lot 196, Group 1, District of New Westminster, Plan 196.

Classification. Dwelling.

SOLD

This property has been sold to Wong Wing Bern and Wong Boon, of the City of Vancouver, (joint tenants).
See Mr. Shear's letter of August 7th, 1943.

1943
Dec. 3rd Memo re Claims (NIL)
Dec. 3rd Memo re Chattels

Nothing further remains on this file except the disbursement of the proceeds from the sale of the property.

File No. 12162 — SUMMARY — November 22nd, 1946

— REAL ESTATE — Reg. No. 01093

Catalogue No: 55

Japanese Name: Teru HIRAISHI (Mrs. Kitaro)

Civic Address: 472 East Georgia Street, Vancouver, B.C.

Legal Description: Lot 15, Block 57, District Lot 196, Plan 196, Vancouver, B.C.

Classification: - Dwellings - 1 front and 1 rear

Registration in the name of: Kaoru KABURAGI, subject to Right to Purchase by Taru (Teru) HIRAISHI as per registered charge No. 84751H. On payment of balance due under Agreement for sale amounting to $1265.35, title passed to the purchasers (noted below) as Oct. 5, 1943.

Title: Clear as above.

Sold to: Wong Wing Boon and Wong Coon for $1600.00 Cash as Aug.7, 1943.

Title delivered to: Wong W. Boon and Wong Coon as Nov. 18/1943, Cert. No. 91892-L. Adjustments completed.

Funds released to account of: Teru HIRAISHI as November 15, 1943

Chattels: Not involved.

Fire Insurance on Buildings: Transferred to purchasers

Remarks: These premises were under the Agency of Norris & McLennan, Barristers, per appointment of Mrs. HIRAISHI approved by this office. Rents collected were on the basis of $25.00 for front House and $12.50 for the rear House. Rent on rear House was adjusted as from Dec.28, 1942, reducing the monthly rental from $15.00 to $12.50 as per rental control board order. The upkeep charges were nominal and comprised principally plumbing and cleansing of water pipes.
Mrs. HIRAISHI's name on the records was Taru HIRAISHI and this was reconciled with her correct name Teru HIRAISHI by Statutory Declaration.

No unusual attention was required in the administration of this property.

Assessed Value 1943
Land - $700.00
Improvements - 900.00

(over)

November 22nd, 1946
File No. 12162

SUMMARY - REAL ESTATE - continued.
remarks:

Appraisal —	$1600.00
Sale Price —	1600.00

The above Summary is certified to be in accordance with the information on file, November 22nd, 1946.

B.R. Dusenbury
Office of the Custodian.

—SUMMARY—

—REAL ESTATE— File No. 11670

Catalogue No. 134. NEW PIER CAFE

Civic Address: 220-224 Main Street, Vancouver.

Legal Description: Lots 4 & 5, Block 5, D.L. 196, Group 1, N.W.D., Plan 184.

Classification: Store(Cafe)

- - - - - - - - - - - - -

REGISTERED in the name of: William White

REGISTERED CHANGES: As to Shizuo MURAKI & Toru HIRAISHI Interest(Deed dated Sept. 18, 1937 from White to Muraki & Hiraishi in Trust for Partners-Not registered until arrears of taxes paid up in Nov. 1944).

UNREGISTERED DECLARATION OF TRUST: On File dated Dec. 12, 1938 between Toru HIRAISHI and Shizuo MURAKI(As Trustees) and Kitaro HIRAISHI, Toru HIRAISHI, Kimi HIRAISHI, Shizuo MURAKI, Shizuko MURAKI and Hideo MURAKI, (Beneficial Owners).

SOLD TO: Jackson Cheng for $6,500.00 Cash as at November 6, 1944.

TITLE: Left in Land Registry Office as per Registrar advice Feb. 8/45. Control of property under Certificate of Title No. 116170-L; acknowledged by Jackson Cheng, Feb. 16, 1945, all adjustments and incidents connected with sale having been settled.

FUNDS: Released to New Pier Cafe account as of Nov. 16, 1944. Later on Feb. 15, 1945 funds to be held until allotment settled. Allotment and distribution made as of May 15th, 1945 on the basis of Interest as follows:-

Shizuo MURAKI, Reg. No. 00981, File #3327- 2/8 Interest.

Shizuko MURAKI, Reg. No. 00967- File #9061 - 1/8 "

Hideo MURAKI, Reg. No. 02453 " #5116- 1/8 "

Toru HIRAISHI, Reg. No. 01093 " #12162 1/8 "

Kimi HIRAISHI, Reg. No. 02631 " #12097 1/8 "

Kitaro HIRAISHI, Reg. No. P.W.A.-396"Int.#465 2/8 "

CHATTELS: Not involved.

FIRE INSURANCE: Cancelled as Jan. 8, 1945 and return premium of $2.78 and $34.45, credited to New Pier Cafe Account.

REMARKS: The property known as 220-224 Main Street and Catalogue No. 134 on our records had for legal description Lots 4 & 5, Block 5, District Lot 196, Group 1, N.W.D. Plan 184, on which was a one storey brick building in good state of repair and well decorated, with tar and gravel roof, occupied as a store(cafe). The looking after of this property was in the hands of Morris & McLennan, Barristers, per appointment, by Shizuo MURAKI and Mrs. Toru HIRAISHI, Trustees for the then owners. This arrangement was recognised by the Custodian. The Furniture, Furnishings and Fixtures and Goodwill and use of the name NEW PIER CAFE were sold to Hanley Chee for $3000.00 Cash and the premises leased to him as unfurnished for a term of 5 years from March 31st, 1942 at $60.00 per month. This lease was on Oct. 21, 1942 assigned to Jung Bow Sam.

The funds arising from the sale of Chattels etc., did not pass through the office of the Custodian except those belonging to Hideo MURAKI, one of the partners, for whom was received $349.15 and placed to his credit. The other partners had not at the date of sale been evacuated and apparently received their respective shares direct.

Morris & McLennan, Barristers, collected the rents and forwarded same to the Custodian from time to time, up to the date of sale to Jackson Cheng for $6500.00 Cash as at November 6th, 1944.
This property was appraised by Reid-$6000.00: Reeve:$5750.00: Committee: $6500.00.
There was considerable correspondence between Morris & McLennan Barristers, and this office in the course of administration in procuring the necessary documents and statements of account required to complete our file. The taxes on the property were very much in arrears and these were paid partly from Revenue and partly from sale price of the property. No criticism was received from any of the owners of interest in the property regarding the administration or sale price of the property.

The above Summary is certified to be in accordance with the information on file, December 29th, 1945.

E.R. Dusenbury

E.R. Dusenbury,
Administration Department.

Artirles of Agreement

Made in duplicate this Twenty-seventh day of October
in the year of our Lord one thousand nine hundred and Thirty.

Between

KAORU KABURAGI of Yokaichiba, Chiba Prefecture, JAPAN, Widow.

(hereinafter called the Vendor) of the one part

AND

TARU HIRAISHI wife of Kitaro Hiraishi of 119 Main Street, in the City of Vancouver, in the Province of British Columbia, Restauratuer; "T.H."

(hereinafter called the Purchaser) of the other part

Wherras the said vendor ha agreed to sell to the purchaser and the purchaser ha agreed to purchase of and from the said Vendor the lands, hereditaments and premises herein described, that is to say:

All and Singular, that certain parcel or tract of land and premises, situate lying and being in City of Vancouver ---------- Province of British Columbia, and known and described as Lot Fifteen (15)----------

in Block numbered Fifty-seven (57) ----------in sub-division of District Lots No.181 and 196 ---------- Group 1, New Westminster ------ District according to the registered map or plan of said sub-division deposited in the Land Registry Office at the City of Vancouver ---------- in the said Province and numbered 196;

Together with all the privileges and appurtenances thereto belonging at or for the price or sum of ----------TWO THOUSAND----------($2,000) DOLLARS of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of SIX HUNDRED ($600.00) DOLLARS ----------

on the execution of this Agreement, the receipt whereof the Vendor do hereby admit and acknowledge, and the balance as follows: In Seven (7) equal half yearly payments of TWO HUNDRED DOLLARS ($200.00) each, together with the interest at the rate of Seven (7) per centum per annum, payable with the principal sums half yearly on the 27th days of April and October, in each and every year thereafter; the first payment of principal/to be made on the 27th day of April, 1931; *and interest* "C.K." "T.H."

Together with interest as well after as before maturity at the rate of Seven (7%) per cent. per annum.

Provided Always that the Purchaser may at any time before the said day fixed for final payment, pay the balance of the purchase money then accruing due together with interest thereon at the rate aforesaid to the date of such payment.

And it is Hereby Agreed by the parties hereto, in the manner following, that is to say: THE Purchaser for herself, her ----------. heirs, executors and administrators, DO TH COVENANT, PROMISE and agree, to and with the Vendor her heirs, executors, administrators and assigns, that the Purchaser, her heirs, executors, administrators or assigns, will well and truly pay, or cause to be paid, to the Vendor, her heirs, executors, administrators or assigns, the said purchase money above mentioned, together with the interest thereon, at the rate --aforesaid- ------- on the days and times in manner above mentioned, AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after the date hereof, including local improvements, assessments, and water rates whether already or hereafter assessed, and all liens and other charges now or hereafter existing.

In Consideration Whereof and on payment of the said purchase money, with interest thereon as aforesaid the Vendor DO TH for herself-------her- heirs, executors, administrators and assigns, COVENANT, PROMISE AND AGREE, to and with the Purchaser, her heirs, executors, administrators and assigns, to convey and assure, or cause to be conveyed and assured, to the Purchaser her heirs or assigns, by a good and sufficient deed in fee simple, the hereditaments and premises above described, together with the appurtenances thereto belonging or appertaining FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save taxes, rates and assessments from the date hereof, but subject to the conditions and reservations contained in the original grant thereof from the Crown, and such deed shall be prepared by the Vendor at the expense of the Purchaser and shall contain the usual statutory covenants.

This copy of agreement was sent in by Mr Killam, see letter dated 15/2/43 on file.

The Vendor shall and will suffer and permit the Purchaser her heirs or assigns, to occupy and enjoy the said hereditaments and premises until default be made in payment of the said purchase money, or interest thereon, or any part thereof, on the days and times and in the manner above mentioned, subject nevertheless to impeachment or voluntary or permissive waste.

The Purchaser her heirs and assigns covenant and agree with the Vendor heirs, executors, administrators and assigns, that he and they will keep the said premises insured for a sum not less than full insurable value and will pay the Vendor her heirs, executors, administrators and assigns all sum or sums of money that may be paid by him or them for insurance premiums in respect of fire insurance on buildings on said premises during the currency of this Agreement and the Vendor her heirs and assigns, shall hold a charge or lien against the lands and premises for the amount so paid, together with interest thereon as well after as before maturity of this Agreement at the rate of Seven (7) ---------- per cent. per annum from the date of each payment.

And it is expressly agreed that time is to be considered the essence of this Agreement, and 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 her heirs, or assigns, may give to the Purchaser her heirs, executors, administrators and assigns Thirty----days' notice in writing demanding payment thereof, and in case any such default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the said 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 damages for the nonfulfillment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the said Vendor her heirs or assigns shall have the rights to sell and convey the said lands and premises to any purchaser thereof. The said notice shall be wel and sufficiently given if delivered to the Purchaser, her heirs, executors, administrators or assigns, or mailed at Vancouver Post Office in the Province of British Columbia under registered cover addressed as follows:

Taru Hiraishi,
119 Main Street, Vancouver,B.C.

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 a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoint Cecil Killam-------- her true "C.K." and lawful attorney for and in the name of the said Purchaser heirs, executors, administrators, successors and assigns to cancel, remove and determine such registration in the event of default as aforesaid. "T.H."

In Witness Whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed and Sealed
IN THE PRESENCE OF:

R.N.Shakespeare
Barrister,
Vancouver, B. C.

"Kaoru Kaburagi"
"by her attorney in fact"
"Cecil Killam" SEAL

"Teru Hiraishi" SEAL

FOR MAKER (INCLUDING MARRIED WOMEN)

I Hereby Certify that, on the twenty-seventh day of October 1930, at the City of Vancouver ----------, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed instrument as the maker thereof, and whose name subscribed thereto as part , that know the contents thereof, and that executed the same voluntarily, and is of the full age of twenty-one years.

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

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.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA }
To Wit:

I, , of the
of , 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 the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part , and that 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
in the Province of British Columbia, this
day of , 192 }

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

k4751H.

Dated October 27th A.D.1930

KAORU KABURAGI

AND

TARU HIRAISHI

Agreement
FOR SALE OF LAND

FORM No. 3

LOT 15

BLOCK 57

SUB-DIVISION 181 & 196
Gr. 1 N.W.D. Plan 196.

KILLAM & SHAKESPEARE
Barristers, etc.,
Vancouver, B. C.

The Vancouver Stationers, Ltd., Law Printers and Stationers, Vancouver, B. C.

DATE PAID	PRINCIPAL	INTEREST	PAID TO

FOR ATTORNEY

I Hereby Certify that, on the Twenty-seventh of October ---------- 193-, at The City of Vancouver ---------- in the Province of British Columbia (Attorney) ---------- who is personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of Kaoru Kaburagi to the annexed instrument as the maker thereof, that the said Kaoru Kaburagi 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 Kaoru Kaburagi knows the contents of said instrument, and subscribed the name of the said Kaoru Kaburagi thereto voluntarily as the free act and deed of the said Kaoru Kaburagi 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 Vancouver, in the Province of British Columbia, this 27th day of October, in the year of our Lord one thousand nine hundred and thirty. (NOTARY SEAL)

"R.N.Shakespeare"
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits in the Province of British Columbia.

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

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

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

Alexander
#12162 encl

Green

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 8 1942

September 5th, 1942.

ATTENTION MR. ALEXANDER

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

Dear Sir:

Re: HIRAISHI, Teru (Mrs. Kitaro)
#01093 - Your file #187, 12162

Further to your letter of the 7th ultimo, we have now been advised by Mrs. Hiraishi that she will be vacating the premises at 472 East Cordova St. on the 9th inst. when she and her family are moving to Slocan. Mr. Bro, the prospective tenant, we understand, will take over at that time. He is to see us before he enters into occupancy and we have two of the keys to the front house, there being still a third key in the possession of Mrs. Hiraishi.

The two-storey five-room wooden building at the back of the lot is vacant and Mrs. Hiraishi wishes to rent it and has instructed us to arrange for rental. However, there is furniture there in one room belonging to Mrs. U. Nakasugi who has declared her property and is now at Sandon, B. C. It will be

1

September 5th, 1942.

The Custodian of Enemy Property:

necessary for the Custodian to remove this furniture and store it in order that Mrs. Hiraishi may rent the rear house. This should be done Tuesday at the latest as it would be advisable to have the furniture removed while Mrs. Hiraishi is still in possession of the front house. Would you please attend to the removal of that furniture on Tuesday next.

Yours truly,

NORRIS & MacLENNAN,

Per:

JAM/WS

Oct. 4, 1942.

Crone Storage Co.,
Vancouver, B.C.

RECEIVED
OCT 7 1942
Ans'd

Dear Sir:

Will you please send me the Radio (Mantlepiece) which I placed in your storage on September 8th, 1942 to our new address?

REG. NO.
MRS. T. HIRAISHI – 01093
SLOCAN CITY,
B.C.

Please leave the other five pieces in the storage till further notice.

Yours truly,
K. Hiraishi

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 8 1942

copy for file 12162

NOTE TO THE FILE

RE: THE NEW PIER CAFE

File No. 11670

The ownership of this business as disclosed by agreement dated December 28th, 1938, is as follows:

MURAKI	Hideo	one-eighthth interest	file 5116 (KARIYA)
MURAKI	Shizuko	one-eighth interest,	9061
MURAKI	Shizuo	one-quarter interest	3327
HIRAISHI	Kitaro	one-quarter interest	11794 Int 465
HIRAISHI	Teru	one-quarter interest	12162
HIRAISHI	Kimi	one-eighthth interest	12097

The attached correspondence indicates that the New Pier Cafe sold its goods and chattels, together with the good will to Mr. Henley Chee, the client of Frederick Aubrey, Solicitor, for $3000.00 and at the same time leased the premises to Mr. Chee for five (5) years at a rental of $80.00 per month, payable in advance. Norris & MacLennan are the solicitors for the vendor.

Mr. Hideo MURAKI, file #5116, was evacuated previous to sale and his share of the purchase price was paid to the Custodian's Office, and the amount of $349.15 stands to his credit on our books, particular attention must be paid to the case of Hidéo MURAKI, who was evacuated under the name of H. KARIYA.

12162

January 26, 1943

Messrs. Norris & MacLennan,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: HIRAISHI, Teru (Mrs. Kitaro)

Referring to your letter of November 25 in regard to Lot 15, Block 57, D. L. 196, you stated that the 1942 taxes have been paid. We have today received from the City of Vancouver an Audit Verification stating that the taxes amounting to $83.24 as at December 31st, 1942, have not been paid.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC
T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

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

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8254

VICTION SECTION
Rec'd FEB 10 1943
File No. 12162
Ans.
Referred Milsom

February 8th, 1943

ATTENTION MR. MILSOM

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

Dear Sir:

Re: Your file 12162 - HIRAISHI,
Teru (Mrs. Kitaro)

We acknowledge your letters of December 10th, 1942 and January 26th, 1943. We were in error in advising that the 1942 water rates had been paid. We did pay the water rates on August 15th but on checking the account find that that payment was only until July 6th. It wasn't until receipt of your letter of December 10th that we realized the water rates had not been paid for the entire year. We have, however, now paid the same.

The 1942 taxes were, in fact, paid as we advised and we have a receipt dated July 13th, 1942 for the sum of $84.10 in full of the taxes due at that time. However, this property is subject to the provisions of the Tax Consolidation Act and when we paid the taxes in July there was the sum of $104.05 still owing under the consolidation arrangement. The current taxes for 1942 were $59.89 and the instalment due on the consolidated taxes $20.81, making the total paid, less rebate. Therefore, while the 1942 taxes are paid, there is still the sum of $83.24 owing under the consolidated plan, a portion of which will have to be paid in 1943 along with the 1943 current taxes.

Yours truly,

NORRIS & MacLENNAN,

Per: J. A. MacLennan

JAM/WS

TENDER FOR REAL ESTATE

Catalogue
Parcle No. 55.

No. 55

Custodian's
File No. 12162.

Amount
$1,510.00.

Description
15/57/191, 196.

The Custodian
506 Royal Bank Building
675 West Hastings Street
Vancouver, B. C.

Dear Sir:

I herewith submit on behalf of my client, Mr. W. W. Boon, a tender of ONE THOUSAND FIVE HUNDRED AND TEN DOLLARS ($1,510.00) cash for a clear title to the two dwellings at 472 East Cordova Street, in the City of Vancouver, and listed in your catalogue as Parcel No. Fifty-five.

His certified cheque for One Hundred Fifty-one Dollars ($151.00) being ten per cent of his tender is enclosed.

Yours truly

W Green

Agent

545 Main St. #3.
Vancouver, B. C.
July 19, 1943.

Enc.

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 5264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

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

19th July, 1943.

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

File No. 12162

Dear Sir:

Catalogue No. 55
Lot 1½ Block 57 D. L. 196
472 East Cordova Street.

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

Location Central district of industries and dwellings.
Land 25' x 122' opposite public playground.
Buildings (1) 2½, 1½ and 1 storey frame house approximately 22' x 50' overall. No Basement. 1st floor, 3 rooms plastered and kitchen lined wood, laundry room concrete floor. 2nd floor, 4 rooms and bathroom. Attic not finished.
Condition Exterior siding needs repairs and paint, shingled roofs need repairs. Fireplace unsafe - not built to ground. plumbing worn - hot water tank belongs to tenant. Living room re-wired in conduit for use as workroom.
(2) 1½ storey frame house 16' x 24' plus 1 storey 16' x 16' Drop siding. shingle roof. interior not seen.
Condition Repairs and paint needed. Roof needs re-shingling.
Rents $40. from 2 tenants.
City Assessment $1,600 (Land $700 Buildings $900)
Taxes $59.89
Appraisal We are of the opinion that the value of this property is not more than $1,600.

Yours faithfully,

JOHNSON, REEVE & WATSON

per Douglas Reeve

PHONE PACIFIC 4079 RES. FAIR. 3286-R

SINCE 1907

WILLIAM GREEN

REAL ESTATE NOTARY PUBLIC

VANCOUVER, B. C.
545 Main St. #3.
August 5, 1943.

Your File No.
1 2 1 6 2.

MR. F. G. Shears, Director
Office of the Custodian
506 Royal Bank Building
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 55.

I hereby acknowledge receipt of Mr. W. W. Boon's certified cheque contained in your letter of August third.

We have discussed this property and he is willing to give you a certified cheque for SIXTEEN HUNDRED DOLLARS ($1600.00) in full settlement for this parcel if that would be satisfactory to you.

Yours truly

W Green

Agent.

12162 REGISTERED

August 3rd, 1943

Mr. W. Green,
545 Main St., #3,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 55.

Your letter of July 19th in which you enclose Mr. W. W. Boom's certified cheque for $151.00 and offer to purchase 472 E. Cordova Street for the sum of $1,510.00 has been received and considered.

We are not able to accept this tender and are returning Mr. Boom's cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than $1,600.00.

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

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

Yours truly,

F. G. Shears
Director

FGS/GH

Enc.

12162

August 6th, 1943

Wm. Green, Esq.,
345 Main St., #3,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 55.

We are in receipt of your letter of the 5th instant in which you advise us that Mr. T. W. Boon is willing to revise his former bid and offers to purchase the above property for the sum of $1,600.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the full amount of the purchase price, namely $1,600.00.

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

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

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 client will then be in a position to assume control of this property.

Yours truly,

P. G. Shears
Director

PGS/GH

12162

August 7th, 1943

The Crown, Rep.,
345 Main St., E.,
Vancouver, B. C.

Dear Sirs

Re Catalogue No. 55.

We are in receipt of your letter of even date in which you enclose Mr. W. W. Soon's certified cheque for $1,449.00 and $151.00, this amount of $1,600.00 representing the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of W. W. Soon, Rooming-house Keeper, and Yong Goon, Farmer, as Joint Tenants, both of 261 East Hastings Street, Vancouver, B. C., and that they are both Chinese subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F. G. Shears
Director

FGS/GE

27

12162

August 21, 1943.

Mrs. Kitaro (Taru) HIRAISHI,
Registration No. 01093,
Slocan, B. C.

Dear Madam

Re: Lot 15, Blk. 57, D.L. 196, G. 1, D.N.W.,
Plan 196, at 472 E. Cordova Street.

On August 4th, 1942 you declared that you had an agreement to buy the above property from Mr. Kuburagi, now in Japan. Upon looking at the agreement for sale registered in the Land Registry Office we note that the name of the purchaser is Taru Hiraishi. Your declaration to the Custodian was made under the name of Teru, Hiraishi.

We presume that the spelling Taru is incorrect and that you are actually the person entitled to the interest in this property. If this is the case please take the attached declaration and sign it before either a Notary Public, a Justice of the Peace or a Commissioner for taking affidavits and return to this office as soon as possible, using the stamped envelope enclosed for that purpose.

If on the other hand, you are not the person named in the agreement, please write accordingly at once.

Yours truly,

A. G. McArthur.
Administration Department.

AGM:AS
encl.

12362

November 15, 1943.

Mrs. Tora HIRAISHI,
Registration No. 01093,
Slocan, B. C.

Dear Madam:

Re: Catalogue No. 55
472 East Cordova Street
15/57/196

Please be informed that 472 East Cordova Street has been sold as of August 7th for the sum of $1,600.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price		$1,600.00
Less commission @ 5%	$ 80.00	
" due to K. Kaburagi as of 30/9/43	1,277.75	
" taxes - current and arrears	148.34	1,506.09
Net credit to your account		93.91

My Jan. 3/44 1765.35

These funds are available to you in the usual way.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
cc B. C. Security Commission

Catalogue No. 55
File No. 12162

Receipt of Certificate of Title No. 91892-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of the property covered by the said certificate have been settled.

Receipt is also acknowledged of Imperial Insurance Office policies Nos. 451523 and 451519 with assignments thereof in quadruplicate, and of cheque for $75.36 representing closing adjustments on sale to us of Catalogue No. 55, 472 East Cordova Street.

Dated at Vancouver, B. C., this 18 day of November 1943.

Wayne Doon Wong Coon

2 _____ 5

STATEMENT RE SALE OF: Name: HIRAISHI, Teru

Catalogue No: 55 File No: 12162

Street Address: 472 E. Cordova St. Reg. No. 01093
Vancouver, B.C.

Legal Description: 15/57/196

Date of Sale and Adjustments Aug. 7, 1943 .....

Sale Price		$ 1600.00
Real Estate Agents Commission	$ 80.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
Unpaid Vendor	1265 .35	
[redacted]		
[redacted]		
[redacted]		
Adjustments:		
Fire Insurance		5.50
Taxes		23.92
Water	3.41	
	1361.26	$ 1629.42
		268.16

Net Proceeds credited to your account as at August 7th, 1943.

Date: December 6th, 1945.

Compiled by: Mr. George Peters

Sold

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC
T. G. NORRIS, K.C.
J. A. MacLENNAN, LL.B.

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

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

EVACUATION SECTION
Rec'd FEB 15 1944
File No. 12162
Ans. Yours
Referred Spain

February 14, 1944.

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

Your File #12162

Dear Sir: re Mrs. T. Hiraishi

We have now had a request from Miss Kimi Hiraishi, a daughter of the above-named, requesting us, on behalf of Mrs. Hiraishi, to sell the following goods, presently at Crone's Warehouse:

1 Johnson polisher motor
1 piano and stool
1 electric toaster

We have also been asked to sell 6 dining-room chairs, presently in possession of the tenant at 472 East Cordova Street.

Miss Hiraishi has asked that the remainder of the goods at Crone's, being, mantel clock, office books, metronome, etc., be forwarded to Mrs. Hiraishi at Slocan City. These articles are contained in a carton and two small boxes.

Before arranging for the sale of these goods and the shipping of the balance to Mrs. Hiraishi, we would like to have your advice that it is in order for us to proceed to carry out our instructions in this connection. We presume it will be necessary for you also to advise Crone's Storage Limited of that fact.

Yours truly,

NORRIS & MacLENNAN,

per

JAM/CK

11670, 3327, 9061,
5116, 12162, 12097,
Int. 465

October 3, 1944.

Macaulay, Nicolls, Maitland & Co. Ltd.,
435 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 134
220-24 Main Street
L & S 5/5/196

Your letter of September 13th, enclosing cheque for $600.00 and offer to purchase the above property for the sum of $6,500.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, $5,900.00.

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

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

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

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

Attached you will find a copy lease covering the above property dated March 31, 1942, and an assignment of this lease dated October 21, 1942.

Yours truly,

F. G. Shears,
Director.

11670, 3327, 9061,
5116, 12162, 12097,
Int. 465.

November 6, 1944.

Macaulay, Nicolls, Maitland & Co. Ltd.,
435 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 134
220-24 Main Street
A & 5/5/196

This will acknowledge receipt of your letter of October 24th in which you enclosed your cheque for $5,900.00. We have now received a total of $6,500.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Jackson, Cheng, Merchant, of 3266 West 12th Avenue, Vancouver, B. C., Chinese Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shoars,
Director.

GP:EB

November 30th, 1944

REAL PROPERTY MEMORANDUM

FILE NOS: 11670, 3327, 12162, 9061, 5116, 12097, Int. 465

NAMES: Shizuo MURAKI, Toru HIRAIWA, Shisuke MURAKI, Hideo MURAKI, Kaniyo HIRAIWA, and Kitaro HIRAIWA

CATALOGUE NO: 134

RE: 220-224 Main Street, Vancouver, B. C.
Store (Cafe)

CERTIFICATE OF INCUMBRANCE:

Description of Property: City of Vancouver, Lots 4 and 5, Block 5, District Lot 196, Group 1, New Westminster District, Plan 184

Incumbrances: Nil

Taxes: 1944 taxes of $370.11 unpaid. Arrears amount to $1089.02

Vested: Nos. 35175 and 39041

VALUATION BY APPRAISER: $6,500.00

AMOUNT OF BID: $6,500.00

APPROVED BY ADVISORY COMMITTEE: September 22nd, 1944

AMOUNT RECEIVED BY CUSTODIAN: $6,500.00

NAME OF PURCHASER: Jackson Chong

K. W. WRIGHT

KWW/JF
Attach.

12162
Int. 465

December 6, 1944.

Mrs. Teru HIRAISHI,
Registration No. 01093,
SLOCAN, B. C.

Dear Madam:

Re: Sun Life Pol. #663334
Kitaro HIRAISHI

As you know from past correspondence the above numbered policy matured on October 1st. We have requested the Sun Life to send the amount of the cash equity in this policy to this office to be credited to your husband's account.

Before doing that the Sun Life have asked us to obtain for them the policy contract which they require before delivering the cheque. If you have this policy in your possession, will you kindly let us have it by return mail. We are enclosing herewith an envelope stamped for your convenience.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Int. 465
12162

February 1, 1945.

Sun Life Assurance Company of Canada,
Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Policy No. 663334
Kitaro HIRAISHI

Further to ours of January 20th, we now have received a letter from Mrs. Teru HIRAISHI, wife of the above named and beneficiary named on the policy in question. For your information I am attaching a copy of her letter.

As this policy has been lost, will you kindly send an indemnifying discharge or whatever may be necessary to replace the lost policy.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Int. 465
12162

February 1, 1945.

Mrs. Teru HIRAISHI,
Registration No. 01093,
Popoff,
SLOCAN CITY, B. C.

Dear Madam:

Re: Sun Life Pol. #663334
Kitaro HIRAISHI

We wish to thank you for yours of January 22nd. We are today writing to the Sun Life to obtain the necessary papers to be signed in lieu of the above numbered policy, which apparently is not obtainable.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

12162

March 16, 1945

Mrs. Teru HIRAISHI,
Reg. No. 01093,
Slocan, B. C.

Dear Madam:

Re: Catalogue No. 134
220-224 Main Street
A.5/5/196.

Please be informed that the above property has been sold as of November 6, 1944 for the sum of $6,500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to Shizuo MURAKI and Teru HIRAISHI as Trustees under a partnership agreement, and adjustments of unearned taxes and any insurance premiums have also been credited.

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

In connection with this partnership agreement, we would ask you to obtain from Kimi HIRAISHI, Shizuko MURAKI and Hideo MURAKI a signed statement that there has been no change in the trust and that they are entitled to a proportion as mentioned in the agreement.

Under instructions from Norris & MacLennan, we have paid the Prudential Trust Company the sum of $243.09 for the account of Shizuo MURAKI and Kitaro HIRAISHI, and since the enclosed statement was made up we have paid a further $30.00. We presume that this amount of $273.09 should be charged equally against the above two when distribution of the funds is made.

Yours truly,

G. D. Wilson
Administration Department

GDW/GH
Enc.

c.c. B.C. Security Commission

2/8 Int. MURAKI, Shimao,
1/8 " " Shimako,
1/8 " " Hideo
1/8 " HIRAISHI, Teru,
1/8 " " Kimiyo
2/8 Name: " Kitaro

STATEMENT RE SALE OF:

Catalogue No: 134 File No: 3327-9061-5116, 12162-12097-465

Street Address: Vancouver, B.C.

Legal Description: 4,5/5/196 Reg. #00981-00967-02453 01093-02631-P.W. A396

Date of Sale and Adjustments ..... Nov. 6/44

Sale Price		$ 6500.00
Real Estate Agent's Commission	$ 325.00	
Charge for Valuation	20.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	6.00	
[redacted]:		
[redacted]		
[redacted]		
[redacted]		
[redacted]		
Adjustments:		
Fire Insurance		2.98
Taxes		64.85
[redacted]		
	355.00	$ 6567.83

Net Proceeds credited to your account 6212.83

Date: March 9th, 1945.

Compiled by: Mr. George Peters

Shisuo MURAKI, S[illegible]ko MURAKI,
Hideo MURAKI, Teru HIRAISHI,
Kiniyo HIRAISHI, Kitaro HIRAISHI

Files 3327, 9061, 5116,
12162, 12097, Int 465
Reg. 00981, 00967, 02453,
01093, 02631, FWA 396

Date		Particulars	Debit	Credit	Balance
1964	May 24	Received from Morris & McLennan - rents collected	$	$ 51.40	
	May 29	Fire Insurance premium paid	51.40		
	July 7	Morris & McLennan- rents collected		2,028.60	
		" " Accounts receivable collected from Custodian		349.15	
		" " Commission	84.00		
		" " Legal fees	80.50		
		" " Repairs	123.00		
		" " Taxes	1,078.59		
		" " S. C. Purchasers account paid	19.71		
		" " Prudential Life Insurance Co.	243.09		
	August 31	Paid on account taxes arrears	700.00		
	September 1	July and August rents		160.00	
		Commission	8.00		
	November 6	Balance arrears and current taxes	1,470.21		
		Balance rents to date		176.00	
		Disbursements (commission $12.00, legal fees $35.00)	47.00		
		Land Registry Office - Certificate of Encumbrance	2.00		
		Credit re Sale of Property		6,212.83	
1965	January 23	Refund Insurance premium		34.45	
	January 24	Legal fees	5.00		
			$3,912.50	$9,012.43	
					CR $ 5,099.93

Revised

Slocan City, B. C.

March 22, 1945

TION
Rec'd APR 9 1945
File No. 12162
Ans.
Referred Milsom

Mr. G. D. Milsom, Administration Dept.
Office of the Custodian
Vancouver, B. C.

Dear Sir:

Please refer to your letter of March 16 and also to statement re-sale of New Pier Cafe.

Please let me know as to the details of your account as to :

July 7- Norris & McLennan-Accounts receivable collected from Custodian credit $349.15

January 23- Refund Insurance Premium credit $34.45

I am suppose to have my own account from the sale from my property (472 East Cordova) and Insurance Premium which was due to my husband, who is now Interned. Will be much obliged if you will kindly make my statement out up to the present. I thought that the above two statement was placed in the wrong account.

Waiting for this information, I remain,

Yours truly,

Teru Hiraishi

Teru Hiraishi
Reg. No. 01093

P.S. Am sending by separate mail
the statement as you requested.
T. H.

12162 & ~~12670~~

April 10, 1945

Mrs. Teru HIRAISHI,
Reg. No. 01093,
Slocan, B. C.

Dear Madam:

Referring to your letter of March 22nd in regard to the statement of the sale of the New Pier Cafe, the item of $349.15 represents a payment made by Hideo KARIYA (MURAKI) on account of the indebtedness to Shizuo MURAKI, and this amount under KARIYA's instructions was paid to Norris & MacLennan to apply on the taxes of the New Pier Cafe.

In reference to the $34.45, this item represents a refund of the fire insurance premium for the period from the time the building was sold to the expiry date of the policy. These two items have no connection with your property at 472 East Cordova Street nor the life insurance policy of your husband.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

2/8 Int. MURAKI, Shizue,
1/8 " " Shizuko,
1/8 " " Hideo
1/8 " HIRAISHI, Teru,
1/8 " " Kimiyo

STATEMENT RE SALE OF:

Name:

2/8 " Kitaro

Catalogue No: 134

File No: 3327-9061-5116, 12162-12097-465

Street Address: Vancouver, B.C.

Legal Description: 4,5/5/196

Reg. #00981-00967-02453
01093-02631-P.W. A396

Date of Sale and Adjustments ..... Nov. 6/44 .....

Sale Price		$ 6500.00
Real Estate Agent's Commission	$ 325.00	
Charge for Valuation	20.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	6.00	
[redacted]:		
[redacted]		
[redacted]		
[redacted]		
[redacted]		
Adjustments:		
Fire Insurance		
Taxes		2.98
[redacted]		64.85
	355.00	$ 6567.83

Net Proceeds credited to your account 6212.83

Date: March 9th, 1945.

Compiled by: Mr. George Peters

REVISED STATEMENT as at May 31st, 1945.

Shirou HIRAKI, Reg. No. 00981, File #3327
Shizuko HIRAKI " " 00987 " 9061
Hideo HIRAKI " " 01453 " 5116
Tsuru HIRAIWA " " 01093 " 12162
Kiei HIRAIWA " " 02851 " 12077
Kikuno HIRAIWA " " P.W. A-396 Int. 466

Re: NEW YORK CAFE - File 11070

	Date	Particulars	Debit	Credit
1944	May 24	Received from Morris & Nakamura -rents collected $		$ 51.40
	May 29	Fire insurance premium paid	51.40	
	July 7	Morris & Nakamura - rents collected		2,028.60
		" " Commission	84.00	
		" " Legal fees	80.50	
		" " Repairs	123.00	
		" " Taxes	1,078.59	
		" " M.C. Treasurer account paid	19.71	
	Aug.31	Paid on account house arrears	700.00	
	Sept. 1	July and August rents		168.00
		Commission	6.00	
	Nov. 6	Balance arrears and current house	1,670.21	
		Balance rents to date		376.00
		Disbursements(Commission$32.00, Legal fees$35.00)	67.00	
		Land Registry Office - Certificate of Encumbrance	2.00	
		Credit on Sale of Property		4,212.83
1945	Jan.25	Refund Insurance premium		34.45
	Jan.24	Legal fees	3.00	
as at	May 31st	Net Balance for Distribution	4,993.87	
			$ 9,661.38	9,661.38

DISTRIBUTION of Net Balance of $4,993.07 as follows:

Shizuo NOHARA	2/8 Interest	$1,248.45
Hideko "	1/8 "	624.24
Hideo "	1/8 "	624.24
Mary HIRAISHI	1/8 "	624.24
Kiyoshi HIRAISHI	1/8 "	624.24
Kiyoko HIRAISHI	2/8 "	1,248.46
		$ 4,993.07

File 12162

c/o Mrs. P. H. Douglas
Longfield
Ancaster, Ont.

August 19, 1945

EVACUATION SECTION
Rec'd AUG 29 1945
File No. 12162 - 12097
Ans. ✓
Referred Vancouver
and Toyan

Mr. G. D. Milsom
Administration Department
Office of the Custodian
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

In our letter of July 12th we stated that we wish to draw our share of the amount credited to us in connection with the New Pier Cafe.

Up to this date we have not received any reply.

Will you please answer <u>immediately</u>?

Yours truly,

Teru Hiraishi
Teru Hiraishi, Reg. #01093

Kimiyo Hiraishi
Kimiyo Hiraishi, Reg. #02631

1 copy for 12097

12162

Typed Sept 13/45

August 24th, 1945.

Mrs. Tora HIRAISHI,
Registration No. 01093,
c/o Mrs. P.H.Douglas,
Longfield,
Manchester, Ontario.

Dear Madam:- Re:- NEW FISH CAFE

This will acknowledge receipt of your letters of March 27th and July 12th last in respect to the above property signed by yourself and Kinjyo HIRAISHI Reg. No. 02631.

Our letter of the 16th of March last forwarded to you a statement in respect to the NEW FISH CAFE. Owing to some changes in our staff, and the absence of the writer on holiday, a delay has occurred in attending to correspondence and other work of the office. However, we have prepared a revised statement of this account and are enclosing it to you herewith. By comparing this statement with that forwarded to you in March, you will notice that an item of $349.19 in the March statement has been omitted from the revised statement, for the reason that it had nothing to do with the account of the NEW FISH CAFE. It belonged to Shizuo MORIKI personally, as a payment to him by Hideo MORIKI. An item of $343.09 has also been moved from the March statement as not belonging to NEW FISH CAFE. This belongs solely to Shizuo MORIKI and Kitaro HIRAISHI and was chargable to them.

With these two alterations the revised statement now enclosed with the distribution, shows that your proportion of this account was $64.4. This is the amount that was credited to your personal account on our books in this connection.

As you requested that funds be forwarded to you, we are enclosing to you herewith our cheque for $500.00 to meet your present requirements.

We shall undertake to check your file and account as soon as possible, so that the remaining balance will be available to you.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

R.B. Shrubsall,
Administration Department.

RBS/DD.
Encs. re to Dept. of Labour, Jap. Div.

EVACUATION SECTION
Rec'd SEP 5 1945
File No. 12162 + 12097
Ans.
Referred Dusenbury

c/o Mrs. P. Douglas,
Longfield, Ancaster, Ont.,
August 26, 1945.

File 12162

Mr. B. R. Dusenbury
Administration Department
Office of the Custodian
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

Please refer: Your letter of March 16, 1945
Our letter of March 27, 1945

In our letter of March 27th we forwarded a signed statement stating that there has been no change of any kind as to Trustees under a Partnership Agreement of New Pier Cafe in Vancouver.

Up to this date we have not received any reply of any kind.

Replied

We the undersigned wish to draw our share of the amount credited to us in connection with the New Pier Cafe.

Jr 4465

I, wife of Kitaro Hiraishi wish to draw his share too.

Johnston

Please reply at your earliest convenience.

Yours truly,

Teru Hiraishi
Teru Hiraishi Reg. #01093

Kimiyo Hiraishi
Kimiyo Hiraishi Reg. #02631

2 copies: 1 for J (Jr 4465)
1 " Ck. & file 12097

11670
12077
12162 ✓
105 Ist.

1st October, 1945.

Messrs. Norris & Mackenzie,
Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B.C.

Dear Sirs

Re: New Zion Cafe.

I am in receipt of your letter of the 24th instant.

On referring to our files in regard to the four letters which you mention, there appears to have been some delay in answering Mrs. Teru Hiraishi's correspondence. I find that the fourth letter was written within a week after the third and that prior to the receipt of this fourth letter a reply was written explaining the delay and enclosing $300.00 to both Mrs. Teru Hiraishi and Miss Kimi Hiraishi.

According to our accounting there is still an amount of $471.67 to the credit of Mrs. Teru Hiraishi's account and $124.24 due to Miss Kimi Hiraishi.

Our letters to both of these parties indicate that we were reviewing our files and would then make the remaining balance available. I am today arranging for a further $300.00 to be sent to Mrs. Hiraishi so that only a small balance will be left in each account and I am asking Mr. Dusenbury, who is now handling these files, to make a final payment in due course. Our work in reviewing these files before a final release of all funds is, as you say appreciate, a matter involving considerable detail.

The amount to the credit of Kitaro Hiraishi, who is an Internee, is $640.81. Our policy in regard to internees is to release funds for their camp account for their own use in amounts of $25.00. If a specific request was made by the Internee for the release of funds to a relative it would be given consideration.

Yours truly,

F. C. Shoore,
Director.

FCS/FMH

12162

October 1st, 1945.

Mrs. Toru HIRAISHI,
Reg. No. 01093,
c/o Mrs. P.H. Douglas,
Longfield,
Lancaster, Ontario.

Dear Madam:-

We enclose to you herewith our cheque for $300.00 in your favour and are charging your account with like amount.

We cannot find where you have acknowledged receipt of our cheque for $500.00 forwarded to you in our letter of the 24th of August last.

Kindly acknowledge receipt of that cheque, if received, when replying to this letter.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Enc.

cc to Dept. of Labour, Japanese Division.

Please file

For file 12162

COPY.

c/o Mrs. P. Douglas,
Longfield,
Ancaster, Ontario
September 30, 1945.

Mr. B.R. Dusenbury,
Administration Dept.,
Office of the Custodian,
506 Royal Bank Bldg.
Vancouver, B.C.

original
12097

Dear Sir:-

This will acknowledge receipt for cheques of $500.00 for me and also for my mother Teru.

Yours truly,

"K. HIRAISHI "

(Miss) K. HIRAISHI.

re 12162
File 12162
Copy

c/o Mrs. P. Douglas
Longfield
Ancaster, Ontario
October 24, 1945

EVACUATION SECTION
Rec'd OCT 30 1945
File No. 12162
Ans.
Referred Dusenbury

Mr. B. R. Dusenbury
Administration Department
Office of the Custodian
506 Royal Bank Building
Hastings and Granville
Vancouver, B. C.

Dear Sir:

Thank you for your letter dated October 1st and Cheque for $300.00 issued on October 3rd which I received on October 22nd.

I have sent you a letter acknowledging receipt for two cheques for $500.00 each. I hope you have received it by this time.

Yours truly,

Teru Hiraishi

Teru Hiraishi

EVACUATION SECTION
NOV 15 1946
Rec'd
File No. 12167
Ans.
Regd.

36 Badgerow Avenue,
Toronto 8, Ontario,
November 12, 1946.

Mr. W. J. Johnston,
Administration Department,
Office of the Custodian,
509 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Johnston:

I presume there is a small amount in my balance with the Custodian. Will you please send me the balance at your convenience.

Thanking you, I remain,

Yours truly,

Teru Hiraishi
Teru Hiraishi

Catalogue No. 55

ADJUSTMENTS / File No. 12162

As of August 7, 1943 - 146 days to go.

Debit purchaser		
146/365 x $59.89 taxes for 1943	$23.92	
1/2 x $11.00 insurance premium expiry 14/2/46	5.50	(water on meter - adjust when closing)
Registration fees on deed - $1,600.00	7.45	
Total debits	$36.87	

Credit purchaser
(Rental date - 9th of each month on front house @ $25.00 month)
(Rental date -10th of each month on rear house @ $12.50 month)

Front house	
Proportion rents for month of July/Aug. - 2/31 x $23.75	$ 1.65
Rents collected for month of August/September	23.75
" " " " " September/October	23.75
" " " " " October/November	23.75
Rear House	
Proportion rents for month of July/August 3/31 x $11.83	1.43
Rents collected for month of August/September	11.83
" " " " " September/October	11.83
" " " " " October/November	11.83
Credit water (Paid to July 9th only) Average monthly rate	3.41
Total credits	$112.23
Less total debits	36.87
NET CREDIT TO PURCHASERS	$ 75.36

STATEMENT RE SALE OF: Name: HIRAISHI, Teru

Catalogue No: 55 File No: 12162

Street Address: 472 E. Cordova St. Reg. No. 01093
Vancouver, B.C.

Legal Description: 15/57/196

Date of Sale and Adjustments ..... Aug. 7, 1943

Sale Price		$ 1600.00
Real Estate Agents Commission	$ 80.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
Unpaid Vendor	1265 .35	
[redacted]		
[redacted]		
[redacted]		
Adjustments:		
Fire Insurance		5.50
Taxes		23.92
Water	3.41	
	1361.26	$ 1629.42
		268.16

Net Proceeds credited to your account as at August 7th, 1943.

Date: December 6th, 1945.

Compiled by: Mr. George Peters

held

File No. 12162
Reg. No. 01093

Taru HIRAISHI

Date		Particulars	Debit	Credit	Balance
			$	$ 340.37	
1945	March 1	Balance as per statement sent		671.63	
	May 31	Distribution of proceeds of sale 220-224 Main St.	43.64		
		To adjust re taxes paid from S.MURAKI'S personal a/c	3.75		
		To adjust re Insurance		4.06	
	August 6	B. C. Electric Railway Co. - deposit refund		3.00	
		" " " "			
	August 31	Cheque to you	500.00		
	October 3	Cheque to you	300.00		
			$ 847.39	$1,019.06	

CR $ 171.67

File No. 12162 November 20th, 1946

Teru HIRAISHI,
Reg. No. 01093

CHATTELS SALES
as per statements on file.

1942				
Dec. 10	-	Bed to John Bro	-	$10.00
1944 (Apr. 19th)	-	Piano & stool	-	125.00
" "	-	Johnson Polisher motor	-	20.00
" "		6 Dining-room chairs		10.00
				$165.00

12162

REGISTERED.

Mrs. Teru HIRAISHI,
Reg. No.01093,
36 Badgerow Avenue,
Toronto 8, Ont.

Dear Madam:-

We are in receipt of your letter of the 12th instant requesting the balance of your funds to your credit here.

Preparatory to complying with your request we have brought forward your file for review in order that we may make a brief report to you of your affairs that have come under our control.

As your interests here were placed by you in the hands of Messrs. Norris & McLennan, Barristers, we assume that they have kept you informed from time to time as well as making their reports to this office.

Re:- New Pier Cafe - This file indicates that you have been supplied with statements and reports in respect to your one-eighth interest in this property that yielded you a net amount of $624.24 which was placed to your credit.

Re:-472 East Georgia St.- Your Agents collected the rents and generally looked after these premises forwarding statements to this office in respect to revenues received and disbursements made in your behalf. The property was sold as August 7th, 1943 and you were advised as November 15th, 1943 when the details of the transaction were completed.

Re:- Chattels - You declared on August 4th, 1942 that you had no furniture or personal effects in the Protected Area of British Columbia. However it developed that you had stored some effects with Crone Storage Co. Your Agents were aware of this and handled the disposition of same. Some were shipped and some were sold for your account. We enclose herewith a statement of the amount received by this office and credited to your account in this connection.

Re:- Financial Statements

On the 11th April, 1945, we forwarded to you a statement showing a Credit Balance of $340.37. A credit item of $11.70 in this statement should read "cancelling of storage charge April 19/44" instead of "Sale of Johnson polisher" which had been previously credited.

We are now enclosing a statement continuing from $340.37 to date and showing a credit balance of $171.67 for which amount we are attaching our cheque in your favour.

Mrs. Teru HIRAISHI- continued.

It would appear from the foregoing, together with previous reports and statements from this office, and from your Agents, that you have been fully advised of your interests that have come under our control. We shall be obliged if you will confirm this when acknowledging receipt of the enclosed cheque.

For your convenience in replying, we enclose a self-addressed envelope.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Encs 4.