

12496

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 12496

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: OKI Shige (Mrs. Hyozo)
HOME ADDRESS: 1531 East 4th Ave., Vancouver, B. C.
REGISTRATION NUMBER 14723 SEX: Female AGE: 74
OCCUPATION: Housewife

(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: none
MARRIED? yes 5890
NAME OF WIFE OR HUSBAND: Hyozo ~~Hyozo~~ ^{Hyozo} fellow card
ADDRESS OF WIFE OR HUSBAND: same as above
NAMES OF ANY LIVING CHILDREN: Tajimi (M)

ADDRESS OF CHILDREN: Tashme, B. C.
AGE OF CHILDREN: 46 yrs.

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

1. LOCATION AND DESCRIPTION: 1531 East 4th Ave., City of Vancouver,
Lot 31W1, block 145, district lot 264A. Title deed number
unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 6 room, 2 storey,
wooden house.

3. INSURANCE (Give particulars; state where policies are) Details unknown. Policy
in the hands of agent, Murdoch Campbell, 402 West Pender St.,
Vancouver. 10-1921

4. TAXES (Amount and where payable) \$52.17 payable City of Vancouver. 1942 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) ~~Declarant's name~~
none 550 to Mrs. Howe

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant's name
and when she is evacuated the key will be brought to Custodian.
Declarant does not want the house to be rented.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title documents in the hands of Murdoch Campbell, 402 W. Pender St., agent.

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.

1631 W. 4th Ave., Vancouver, B. C.

2 beds, 1 box of tools and odds and ends, 2 carpets, 3 mats, bookcase, 1 chest of drawers, 6 chairs, 5 tables, 1 box of books, staircase carpet, 1 dining room table, 6 dining room chairs, 1 side board, 1 box kitchen utensils, 1 sofa, 1 kitchen stove, 1 parlor table, 6 parlor chairs, 1 table lamp, 1 clock, 7 pictures, 1 bow, 6 arrows, 2 photograph albums, 1 book shelf, 4 mirrors, 1 toilet stand, 1 sewing machine. These things are to be left in the house at the above address and the key will be brought to custodian.

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

CLAIM ON ANY SUCH PROPERTY

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

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

none

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

none

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

none

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

none

8. BANK ACCOUNTS: _____

none

9. LIFE INSURANCE: _____

none

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

none

11. SAFETY DEPOSIT BOX: _____

none

LIABILITIES:

1. PERSONAL DEBTS: Declarant borrowed from Mrs. I Howe, *Paid in full*

\$550.00, in 1925. This has been put in the hands of an agent, Murdoch Campbell, 402 ~~Harvey St.~~ W. Pender St., Vancouver.

2. TRADE DEBTS: _____

none

This is a mortgage on real estate

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 18th day of August 1942.

(Signature)

*Shige Oki**D.M. Chope*

Witness

Mr. Shigeo Oki

FOR DEPARTMENTAL USE

Letter from Shige Oki dated Nov. 30, 1942 with reference to the name of Shige Uyi.
D.A.C.

INFORMATION FROM R.C.M.P.

Our File No. 12496 Date 1/12/42

Full Name OKI, Shige (Mrs. Hyozo)
(Surname in Block Letters)

Registration No. 14723 Male - ☒ Female
(check) Age Feb 27, 1868

Former Address 1531 East 4th. Ave., City

Date Evacuated 11/9/42 Naturalized - Canadian-Born - National
(check)
RETURNED TO JAPAN
S. S. GENERAL MEIGS
2nd AUGUST, 1946

Present Address Tashme, B. C.

☒ Married - Single
(check) Name of Wife _____

Name of Mother MASUDA, Tsune (dec'd) Name of Husband OKI, Hyozo-11657 5892

Names of Children under 16 _____

Requested by Spain Registered with Custodian Yes
(Yes or No)

Additional Information Owms house & lot at above address

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REAL PROPERTY SUMMARY

JAPANESE NAME: Shige (Mrs. Hyozo) OKI Reg. No. 14723 File No. 12496

CATALOGUE NO: 334

PROPERTY ADDRESS: 1531 East 4th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: West half ($\frac{1}{2}$) of Lot 31, Block 145, District Lot 264A, Group 1, New Westminster District, Plans 222 and 1771.

TITLE: Registered in the name of Shige UYI.
(See letter of November 30th, 1942, on file, re the difference in the spelling of her surname).

ENCUMBRANCES: Registered: 49-392-68843-H. 27th February 1929, 2.27 Shige Uyi to Jonette Rasted. Mortgage for \$600.00 Due 1st March 1932 Interest 8%.

Filing 35039 Vested in the Custodian.
Filing 35691 Vested in the Custodian, February 9th, 1943.

Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$ 285.00
Improvements 1000.00 - \$1285.00 Taxes \$51.22

CLASSIFICATION: This is a two-storey six-room dwelling with bathroom, full basement, hot air furnace, needing repair. Has new Duroid roof.

APPRAISAL: This property was appraised by Pemberton Realty Corporation Limited, "W.G. Moore", November 15th, 1943, as having a value of \$1500.00.

HISTORY OF ADMINISTRATION: The Western City Company Limited were appointed rental agents for this property August 24th, 1942.

There is a letter from the Administration Department, November 5th, 1942, to The Western City Co. Ltd., from which we quote in part:

"In connection with Mrs. Oki's property at 1531 East 4th Avenue, we have today rented this place for \$25.00 per month to Mr. Albert Northcott, who will take possession on November 15th. He has paid the first month's rent direct to us."

Rents collected \$400.00 against which were the following charges:

Furnace repairs and decorating	\$18.62
Plumbing repairs	4.94
Water Rates	21.00
Commission	<u>18.75</u>
	<u>\$63.31</u>

\$63.31

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File No. 12496

SOLD:

To: Alden Stockwell Curtis and May Margaret Curtis
"Joint Tenants" for \$1500.00 as at January 13th, 1944.
Approval of Advisory Committee December 15th, 1943.

Funds released to the credit of Shige OKI as at March 15th, 1944, against which were the following charges: Real Estate Commission \$75.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$4.50, Mortgage \$574.50, Taxes \$1.84, Water 51¢ = \$665.35, leaving a net credit of \$834.65 from said transaction.

Adjustments as at January 13th, 1944, to the amount of \$4.23 Unexpired Fire Insurance Premiums, \$7.00 Purchaser's share of Water Rates = \$11.23 were placed to the credit of Shige Oki's account.

The following Fire Insurance Policies:

Local Government Guarantee Society Limited, Policy No. 238016 - \$800.00 - covering on dwelling No. 1531 East 4th Avenue, Vancouver, B.C. Loss payable to assured.

Northwestern Mutual Fire Association, Policy No. BC-969125 - \$1200.00 - covering on dwelling No. 1531 East 4th Avenue, Vancouver, B.C. Loss payable to Jonette Howe.

Both of these policies were transferred to Alden Stockwell Curtis and May Margaret Curtis "Joint Tenants" March 2, 1944.

OLD CERTIFICATE OF TITLE:

No. 48/473/No. 118-G. absolute.

Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 97616-L in the names of Alden Stockwell Curtis and May Margaret Curtis "Joint Tenants" is held in the Land Registry Office, Vancouver, B.C., subject to mortgage Registered No. 41778-M.

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

April 25th, 1947.


D. A. CRAMER.

DAC:ic

REAL PROPERTY SUMMARY

Catalogue No. 204

File No. 12496

Japanese Name: Shige OKI (Mrs. Hyozo)

Reg. No. 14723

Civic Address: 537-539 Powell Street, Vancouver, B. C.

Legal Description: Lot 25, Block 42 in Subd. of D. L. 196,
Group 1, New Westminster District.

Classification: Store building with dwelling at rear.

-----S O L D-----

The above-mentioned property was sold to Mr. Alfred Henry Trunkfield of Vancouver for the sum of \$2,000.00 cash; the date of sale being April 25, 1946. Proceeds received by us in connection with this transaction are being held in the account of Shigeo OHKI, Registration No. 03521, File No. 12285, pending clarification of ownership of the property prior to above sale. The difficulty in determining who should receive said proceeds is outlined in the General Summary on file.

For particulars regarding the administration and sale of the above property, please see Real Property Summary in Mrs. Shigeo OHKI's file, No. 12285.

WJJ/HMS



*Note. Statutory Declarations regarding ownership
of this property received from Mrs.
Shigeo Ohki & Shigetaka Sasaki - see
letters Feb 27 & Mar 17/47 - and funds
released to Shigeo Ohki on March
12/47.*

14723

OKI Shige (Mrs. Hyozo)

12496

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Local Government Guar. Soc. Limited.	238016	\$800.00	Jan.	19	46	on the North side, 1531 4th Avenue East, Vancouver B. C.
Northwestern Mut. Fire Assoc.	BC9-9125	\$1200.	Sept.	22	1944	1531 E. 4th Ave. Vancouver, B. C.

FIRE INSURANCE SUMMARY

Shige (Mrs. Hyozo) OKI Reg. No. 14723 File No. 12496

The above-named Japanese declared on her J.P. Form, signed 18th August 1942, Shige Oki by Shigeiko Ohki, that she had a Fire Insurance Policy, details unknown, placed through Murdoch Campbell's agency. It was found that the following Policy was in force:

Northwestern Mutual Fire Association, Policy No. BC-969125, \$1200.00, expiring September 22, 1944, covering on dwelling at 1531 East 4th Avenue, Vancouver, B.C.

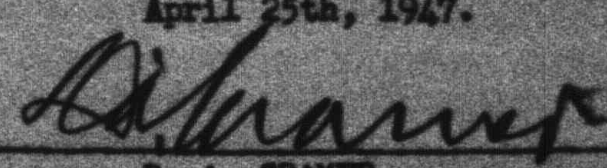
On January 13th, 1943, The Rental Agents suggested that an additional \$800.00 should be placed on this property. This was done by the issuance of:

Local Government Guarantee Society Limited, Policy No. 238016 - \$800.00, dated January 19th, 1943, expiring January 19th, 1946.

Both these policies were transferred to Alden Stockwell Curtis and May Margaret Curtis, Joint Tenants, 2nd March 1944, and Unexpired Insurance Premiums \$1.56 and \$2.67 = \$4.23 were placed to Shige OKI's credit.

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

April 25th, 1947.


D. A. GRAMER.

File No. 1285

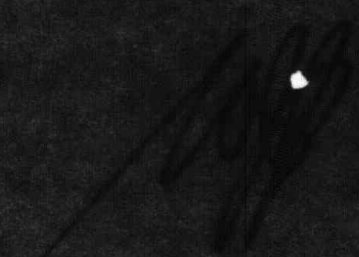
January 3, 1947

INSURANCE SUMMARY

Mrs. Shige UKI (Mrs. Hiroko)
Registration No. 12721

For particulars regarding the Fire and Plate Glass Insurance covering
the property at 337 - 339 Powell Street, please see Insurance Summary
in Mrs. Shigeo UKI's file, No. 1285.

WJ/MS



The following chattels were sold by public

Total		\$ 2.45
Less Expenses:	(Auctioneer's fee \$.31	
	(Advertising .13	\$.76
	(Moving .38	
Net Proceeds Credited:		\$ 1.69

Members of Custodian Staff Present. Mr. Wille

Extracted from Auctioneering List No. Vancouver 30

NAME OKI, Edna (Mrs. Hyatt)

REGISTRATION NO. 14723

FILE NO. 12496

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on October 3, 1945.

Jap dish & etc.	\$ 1.50
Kitchen utensils	1.00
Trays & Dishes	2.75
Room Decorations & glassware	1.50

Total	(Auctioneer's Fee: \$0.67	\$ 6.75
Less Expenses:	(Advertising: 0.32	\$ 2.05
	(Moving: 1.06	
Net Proceeds Credited:		\$ 4.70

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering List No. Vancouver 54.

Remarks.

NAME OKI, Saige (Mrs. Ryano)

REGISTRATION NO. 14723

FILE NO. 12494

The following chattels were sold by public
 auction at 792 Poveall St., Vancouver, B. C. on June 6, 1945.

Mirror	\$ 1.00
2 Pictures and stove board	1.50
3 Vases	10.00
Jardinerie and vase	4.75
Laquerware	4.00
Wooden cabinet	3.25
Wash board, bed pan etc.	0.25
Wooden cabinet and crockery	0.90
Lamp, bowl and plates	1.25
Mirror	2.50
Box of kitchenware	0.30
Tray and plated ware	1.00
Iron pot	0.25
Sprayer	0.50
Galv. pail, lantern etc.	0.50
Alarm clock	0.50
Mirror	2.75
Galv. wash tub and contents	0.25

Total	(Auctioneer's Fee \$ 3.57	
	(Advertising 0.70	
Less Expenses:	(Moving 5.40	
	(Excise Tax 3.95	
	(25% on luxury items)	
Net Proceeds Credited:		

	35.65
	13.62
	22.03

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 46.

Remarks.

NAME GRI, Shiga (Mrs. Evans)

REGISTRATION NO. 14723

FILE NO. 12496

The following chattels were sold by public
 auction at 922 Powell St., Vancouver, B. C. on April 25, 1945.

- 6 Pictures	\$ 2.50
5 Pictures	0.25
- Centre table	3.00
- Mah. sec. book case	20.50
- Square dining table	2.00
- Blackboard	4.50
- Chesterfield lounge	1.00
Garden tools	1.75
Shovel, hoe and etc.	1.00
Miscellaneous tools	0.25
Wedge and pick	1.00
- Chest of drawers	6.25
- Chest of drawers	4.50
- 4 Chairs	1.50
- 14 Chairs and 3 wicker stands	22.00
Wheelbarrow	2.00
Rubber mat	1.30

Total

Less Expenses: (Auctioneer's Fee: \$ 7.53
 (Advertising: 2.06
 (Moving: 13.28

Net Proceeds Credited:

\$ 75.30
\$ 22.87
\$ 52.43

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 44.

Remarks.

MEMORANDUM

File: 12496

June 20, 1944.

To: the file

From: Mr. Spain

Re: 1531 East 4th Avenue.

The few remaining articles at the above address as follows:-

- 1 Range
- 1 Green Carpet
- 1 Hall runner
- 1 Stair runner

were removed from the above address and included
in our Auction Number 234

GBS/pls

W. H. Spain

NAME W. J. Gage (Mrs. Gage)

REGISTRATION NO. 14723

FILE NO. 12496

The following chattels were sold by public
auction at 442 Powell, Vancouver, B.C. on June 14, 1944.

4 Pieces of stair carpet	\$ 1.50
Green rug	6.00
Range (wood and coal)	4.00

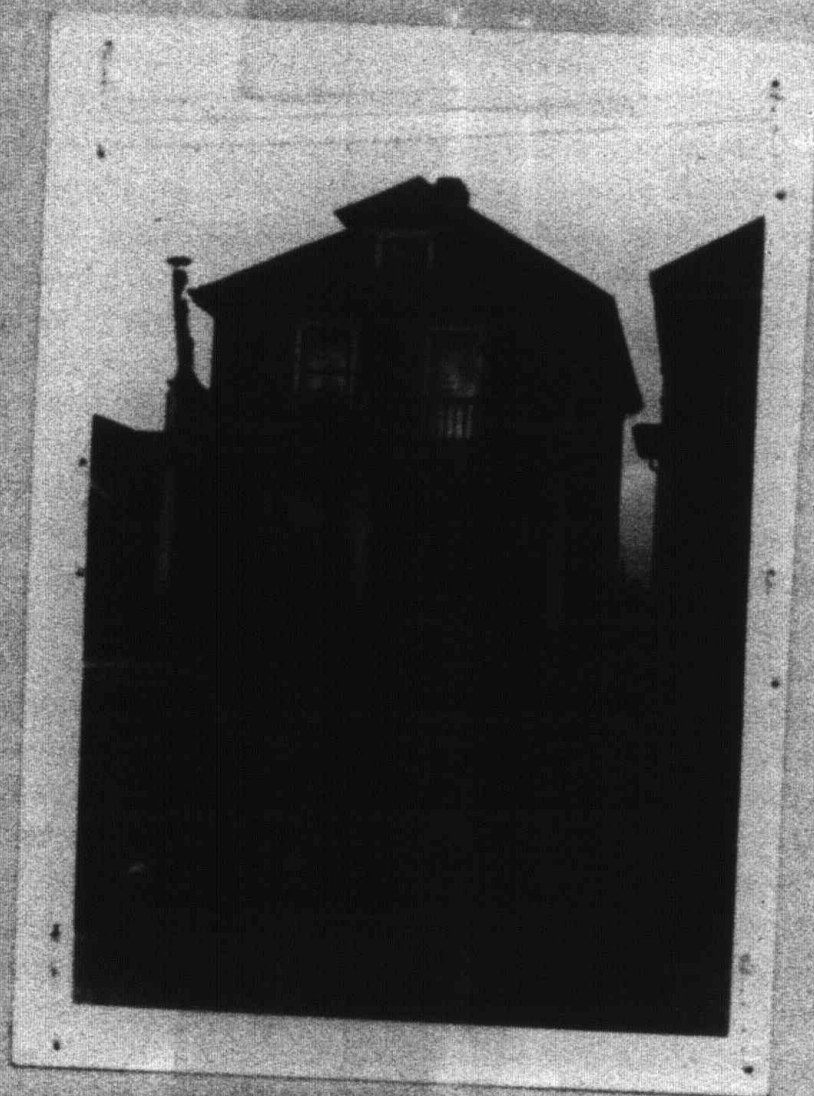
Total		\$ 11.50
Less Expenses:		
(Auctioneer's Fee)	\$1.15	\$ 2.70
(Advertising)	0.27	
(Moving)	1.25	
Net Proceeds Credited:		\$ 8.50

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 24

Remarks.

OKI, Shige (Mrs. Hyozo)
1531 E. 4th Ave., Vancouver, B. C.
Evac. File 12496



Picture Taken May 3, 1943

12496

March 31, 1943.

Mr. Mardoch Campbell,
303 and 304 B.C. Mining Building,
402 Pender Street West,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Shice (Hvozdo) OKI

Enclosed please find cheque, amount \$22.00,
representing interest at 8% for half year ending
March 1st, 1943, on the balance of Mortgage, viz.,
\$550.00 on the property of the above at 1531 East
4th Avenue.

Please return the attached account duly
receipted, and oblige.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Encls. 2

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES
Vancouver, Canada

WESTERN CITY BLDG.
544 HOWE ST.

REC'd	NOV 12 1943
File No.	12096
Ans.	Phd.
Entered	Harrop

November 10th, 1943.

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

Tender for Real Estate - Catalogue
Parcel No. 334.

Gentlemen:-

We beg to submit a tender on behalf of our
client, Mr. James Cornelius Chambers, residing at
1534 East 4th Avenue, on property listed in your
catalogue as follows:-

Catalogue No. 334; 1531 East 4th Avenue, Vancouver -
Lot 31; W. $\frac{1}{2}$ Block 145; D. L. 264A - Tender price \$1000.00.

Kindly find attached marked cheque for \$100.00
being 10% of above tender price.

Thanking you, we remain

Yours truly,

THE WESTERN CITY COMPANY LIMITED

G. J. Harstone
Per D.A.
C. J. Harstone.

CJH:A
Encl.

1985 E. Broadway
Vancouver, B.C.
Dec 8, 1943.

Mr. J. G. Shearn, Director
506 Royal Bank Bldg.
Hastings & Granville, City.

EVACUATION SECTION	
Rec'd	DEC 11 1943
File No.	12496
Ans.	RR
Referred	HARROP

Dear Sir:

Re File no 12496
on Cat. no 334
1531 E. 4th. Ave.

I hereby offer fifteen hundred
dollars for the above property
and enclose deposit cheque for
\$150.00

Yours truly,
A. L. Curtis

Revised offer.

12496

December 17th, 1943

A.S. Curtis, Esq.,
1985 East Broadway,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 334,
1531 East 4th Avenue

This will acknowledge receipt of your letter of the 8th instant in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$1500.00. Your cheque for \$150.00 is also acknowledged.

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 \$1350.00.

Kindly advise 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 you will then be in a position to assume control of this property.

Yours truly,

F.G. Shears,
Director.

FCS/AN

1985 E. Broadway,
Vancouver, B. C.
Jan. 10, 1944.

Mr. J. B. Shears.
506 Royal Bank Bldg.

Rec'd	JAN 10 1944
File No.	12496
Ans.	FILE
Referred	HARKOT

Dear Sir:

Re. No. 334.

Please find herewith cheque for three hundred fifty — ⁰⁰/₁₀₀ Dollars together with letter from Mr. Jas. Blain 3110 Willow St, City, agreeing to lend me one thousand dollars on the house and lot (No 334) at 1531 E. 4th Ave., Vancouver, B.C.

Please make up title for the same in the names of Alden Stockwell Curtis (teacher) and May Margaret Curtis (his wife) of 1985 E. Broadway, Vancouver, B.C. — both British subjects. (Joint tenants)

When the documents are ready Mr. Blain will come in with me and complete the deal

Yours very truly,
A. S. Curtis.

12496

18th January, 1944.

A.S. Curtis Esq.,
1985 East Broadway,
Vancouver, B.C.

Dear Sir

Re: Catalogue No. 334
1571 East 4th Avenue

This will acknowledge receipt of your letter of the 10th instant in which you enclose cheque for \$350.00. We have now received \$500.00 of the purchase price for the above property and we understand that Mr. James F. Blain of Homefinder's Realty is to assume a mortgage of \$1,000.00.

We note that you wish this property to be registered in the names of Alden Stockwell Curtis, Teacher and May Margaret Curtis, his wife, of 1985 East Broadway, Vancouver, B.C. as joint tenants and that they are British Subjects.

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

Yours truly,

V. G. Shears,
Director.

FM

H 1446
Post 947
J. H. C.

Catalogue No. 334
File No. 12496
1531 East 4th Avenue

ADVERTISING

As of January 13, 1944

Debts: purchases

Water sold to June 30, 1964	\$ 7.00
Registration fees on Deed - \$1,500.00	7.25
17/72 x \$6.60 insurance premium (expiry 22/9/64)	1.56
12/72 x \$4.00 insurance premium (expiry 19/1/66)	2.67

Total debts

318.48

Credit: purchase

13/365 x \$51.65	Seller's proportion of taxes for 1964	\$1.84
13/184 x 7.25	water to January 13, 1964	.51
	Full amount of rent collected January - 2/31 x \$3.75	1.53
" " " "	January 15 to February 14	2.75
" " " "	February 15 to March 14	2.75

Total credits

Less total debits

51.30

18.48

THE ADVANTAGES

\$72.90

12496

March 6, 1944.

Mr. and Mrs. A. S. Curtis,
1983 East Broadway,
Vancouver, B. C.

Dear Sir and Madam:

Re: Catalogue No. 324
1531 East 4th Avenue
Vancouver, B. C.

Please be informed that Certificate of Title No. 97616-L covering the West $\frac{1}{2}$ of Lot 31, Block 145, D. L. 262A, Group 1, District of New Westminster, registered in your names jointly, is held in the Land Registry Office, Vancouver, subject to mortgage registered No. 41778-M.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of January 13, 1944 as shown by the enclosed sheet have been calculated and a balance of \$32.90 has been brought down in your favour.

At your early convenience will you please telephone this office for an appointment and delivery of relevant insurance policies with a cheque for the amount mentioned above can be arranged at once.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc. 2
cc The Eastern City Company

12496

March 6, 1944.

Mrs. Shige OKI,
Registration No. 14723,
Takoma, D. C.

Dear Madam:

Re: Catalogue No. 334
1531 East 4th Avenue,
Wash. D.C. 20511

Please be informed that 1531 East 4th Avenue has been sold as of January 13, 1944 for the sum of \$1,500.00 which is equal to 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		\$1,500.00
Less arrears of taxes	\$32.00	
Less commission to Agent @ 5%	75.00	
Less payment of mortgage	574.50	
(Jonette Rastad)		<u>681.50</u>
Net credit to your account		\$ 818.50

These funds are available to you in the usual way.

Yours truly,

GP:MA
cc R. C. Security Commission

George Peters,
Administration Department.

Catalogue No. 334
File No. 12496
1531 East 4th Avenue
W31/145/264A

✓
Control of 1531 East 4th Avenue, Vancouver, is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of this property have been settled.

Receipt is also acknowledged of Northwestern Mutual Fire Association policy No. BC969125 and Local Government Guarantees Society Limited policy No. 238016 together with assignments thereof in quadruplicate, and cheque for \$32.90 representing closing adjustments on sale to us of 1531 East 4th Avenue.

Dated at Vancouver, B. C., this 9 day of March 1944.

A. L. Curtis

Catalogue No. 334
File No. 12496

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

Dear Sirs:-

Re: 1531 East 4th Avenue

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

Yours faithfully,

A. S. Curtis
.....Signed

Thompson & Binnington Limited

AUCTIONEERS AND APPRAISERS

ESTABLISHED 20 YEARS

ROYAL TRUST BUILDING,
826 PENDER STREET WEST,
VANCOUVER, B. C.

April 3rd. 1944.

Department of the Secretary of State.
Office of the Custodian.
Royal Bank Bldg.
City.

Mrs Shige OKI

Dear Sirs :-

Re. 1531 East 4th. Ave. File #12496.

As per your request the following is an Inventory
and appraisal of certain chattels and effects situated on
the above premises:-

6-Hole Coal & Wood Range (very old)	\$10.00
Green carpet 9x12 (poor grade & old)	8.00
Hall & Stairs runner	7.00
	<u>\$25.00</u>

Yours truly.
THOMPSON & BINNINGTON LIMITED.
X. E. Thompson

Mrs Shige OKI

Auction 76.24

TO WHOM IT MAY CONCERN:-

I, SHIGE OKI, wife of Hyozo Oki, formerly of #1531 - 4th Avenue, East, Vancouver, British Columbia, but now residing at Tashme, in the said Province, HEREBY CERTIFY that about the year 1937, I transferred to my niece SHIGEO OKI, wife of Tajimi Oki, for valuable consideration, all my right, title and interest in and to that property situate at Vancouver, British Columbia and known and described as Lot Twenty-five (25), of Block Forty-two (42), in the subdivision of the District Lot One-hundred and Ninety-six (196), Group One (1), New Westminster District.

As I have inadvertently omitted to execute and deliver a deed of said property to my said niece, I HEREBY DECLARE that I have no beneficial interest in the said property and that my said niece Shigeo OKI is wholly entitled to said property and its revenue.

WITNESS my hand and seal at Tashme, British Columbia, this 3rd day of May, A.D., 1945.

WITNESSES:

(Shigetake Sasaki)

(Ken Yamazaki)

(Shige Oki)

12285, 12496

December 7, 1945.

Mrs. Shigeko OKI,
Reg. No. 03521,
c/o Mr. S. Freeman,
White Valley,
Vernon, B.C.

Dear Madam:

This will acknowledge your letter of November 28th with reference to forwarding \$250.00, being credit derived from rental of 537-39 Powell Street, Vancouver.

As you are aware, there has been certain correspondence with reference to the claim of Mrs. Shige Oki re the transfer of this property to you. We have today received from the Welfare Manager at Kambo, the following letter:

"Mrs. Oki was interviewed and it was explained to her that she had signed over her legal right to her daughter-in-law. Mrs. Oki claims that she did not realize what she was signing, but understands that she no longer has the ownership of the property. She is asking that the Vancouver office write to Mrs. Shigeko Oki who is living at Vernon, B.C. Mrs. Oki wants it explained that she was not aware of what she signed and ask if Mrs. Oki will send her the revenue from the property."

It will be necessary for you to explain for what consideration this property was turned over to you and the reasons for this transaction, and also answer completely what your intentions are with regard to the above statement by Mrs. Shige Oki. No further money will be forwarded until this situation is clarified.

Yours truly,

George Peters,
Administration Department.

GP:AS

EVACUATION SECTION	
Rec'd	JAN 5 1946
File No.	H 767
Referred	Peters

Your File No. 11767

Shigetake Satoh

Ref. No 10774

Tashiro B.C.

Dec 28, 1945

Mr. G. Peters

Administration Dept.

440 Custodian office

Vancouver, B.C.

Dear Sir,

I have received your letter dated Dec. 17 regarding the case of Oki.

I believe that the property (537-539 Powell St.) was transferred with full understanding between Mrs. Shige Oki and Mrs. Shigeko Oki.

Yours truly

S. S. Sordy

Copy for

12496 & 12285

STATEMENT RE SALE OF:

Name: OKI, Shige (Mrs. Ryozo)

Catalogue No: 334

File No: 12496

Street Address: 1531 E. 4th Ave.,
Vancouver, B. C.

Reg. No: 14723

Legal Description: 4/473/1189

Date of Sale and Adjustments January 13, 1946

DebitCredit

Sale Price

\$ 1500.00

Real Estate Agents Commission

\$ 75.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

4.50

Encumbrances:

~~Unpaid Taxes~~

Mortgage

574.50

~~Unpaid Taxes~~~~Unpaid Taxes~~

Adjustments:

Fire Insurance

(1.56)
(2.67)

Taxes

1.84

Water

.51

7.00

\$665.35

\$ 1511.23

Net Proceeds credited to your account

\$ 845.88

Date: January 15, 1946

Compiled by: George Peters.

File No. 12496
Ref. No. 14723

Police VMI or VTI

Date	Particulars	Debit		Credit		Balance
1944 April 12	Balance as per statement sent Advertising property	0	4.00	\$1,002.39		
July 29	Proceeds Auction Sale			8.80		
1945 May 25	Proceeds Auction Sale			52.43		
July 26	Proceeds Auction Sale			22.03		
		0	4.00	\$1,085.65		

CR 3 1,081.65

12496

January 15, 1946

Mrs. Hyoso (Shige) OMI,
Registration No. 14723,
Tosuno, B. C.

Dear Madam: Re: Catalogue No. 334
 1531 East 4th Ave., Vancouver, B.C.
 Lot 4, Blk. 473, D.L. 1189.

You have already been advised that the above property was sold for \$1500.00, based on an independent valuation and approved by the Advisory Committee. As, however, you have not received one of our revised statements showing the net proceeds of the sale, this statement is now enclosed together with a statement of your account showing a credit balance of \$1081.65. Since this statement was prepared further chattels have been sold by auction, the net proceeds being \$4.70 after allowing for auctioneering expenses. Your credit balance in our books, therefore, is now \$1086.35.

Yours truly,

F. Douet,
Administration Department

PD/ER
Enc. 2
cc Department of Labour, Japanese Division.

12285
12496

file

January 19, 1946.

Mr. A. H. Young,
1009 Dominion Bank Bldg.,
207 W. Hastings St.,
VANCOUVER, B. C.

Dear Sir: Re: 537-39 Powell Street

Further to our letter of December 17, 1945,
we have received a reply from Mr. SASAKI in which he
states:

"I believe that the property (537-539 Powell
St.) was transferred with full understanding
between Mrs. Shige OKI and Mrs. Shigeo OKI."

As you are aware, of course, no registerable
conveyance has been made covering this transaction.
Upon receipt of such document the Custodian will give
consideration to making the conveyance effective.
Failing this, we can only suggest that Mrs. OKI supply
us with an itemized account of taxes and disbursements
which she has paid out relative to this property from
the date at which she claims this property was turned
over to her.

This will be treated as a claim against the
proceeds when this property is liquidated.

Yours truly,

George Peters
Administration Department

GP/dmc

12285 & 12496

April 26, 1946.

Mrs. Shigeko OHKI,
Registration No. 03521,
Tasme, B. C.

Dear Madam:

Re: Catalogue No. 204
557-39 Powell St.
25/12/1946

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$2,000.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be held until clarification of ownership is established. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:EB

12285 & 12496

April 26, 1946.

Mrs. Shige Oki,
Registration No. 14723,
Toronto, B. C.

Dear Madam:

Re: Catalogue No. 204
537-39 Powell St.
25/12/36

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$2,000.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be held until clarification of ownership is established. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:ED

12283 & 12496

April 26, 1946.

Mr. A. H. Young,
Barrister & Solicitor,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 204
537-39 Powell St.
25/42/196

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of H. E. Conn Agencies, 476 Granville St., Vancouver, B. C., the effective date of which should be April 25th, 1946.

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

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

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

Yours truly,

George Peters,
Administration Department.

GP:EB

April 30th, 1946.

REAL PROPERTY MEMORANDUM

FILE NOS: 12285 & 12496.

NAME: Shiga OKI

CATALOGUE NO: 204

RE: 537-539 Powell Street, Vancouver, B.C.
- Stores and Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 25,
Block 42, District Lot 196,
Group 1, New Westminster
District, Plan 196.

Encumbrances: None.

Taxes: 1945 Taxes plus interest
to April, 1946, paid.
No Arrears.

Vested: No. 34979.

VALUATION BY APPRAISER: \$2200.00 (J.R. Reid)
\$1790.00 (A.R. Harvey)

AMOUNT OF BID: \$2000.00.

APPROVED BY ADVISORY COMMITTEE: April 3rd, 1946.

AMOUNT RECEIVED BY CUSTODIAN: \$2000.00.

NAME OF PURCHASER: Alfred Henry Trunkfield.

Prepared by: *Alfred Henry Trunkfield*

Approved by:

DAC:JS

Vancouver, B.C.,
May 19/46.

Consulate Office
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 21 1946
File No.	12496
Ans.	EBJ
Referred	Peters

Attention Mr. George Peters

Administration Dept.

Re: File # 12495 & 12496

your file
is

Dear Sir:

Re: Catalogue # 204
587-39 Powell St.
25/40/196.

I have not yet received the detailed statement of the transaction of the sale of our property. We shall be sailing for Japan on the second sailing, though I do not know at what time it shall be. However, the first shipment is at the end of the month, so it may be soon. Before the time of our sailing, please may we have the net proceeds for the sale?

Thank you

Truly yours,

(Mrs) Shige Oki

12496 & 12285

June 22nd, 1946.

Mrs. Shige ONI,
Registration No. 14723,
Tashme, B. C.

Dear Madam:

Re: Catalogue No. 204
537-39 Powell St., Vancouver.
25/42/196

This will acknowledge receipt of your letter of
May 19th with reference to the above property.

It is not possible at the moment to supply you with
a statement of the sale of this property as we are awaiting
the completion of adjustments.

You are fully aware that a dispute as to ownership
has yet to be settled between yourself and your daughter-in-
law, Mrs. Shigeko ONI. Until you make some satisfactory ar-
rangement with your daughter-in-law, this money will have to
be held with the Custodian. However, the net credit derived
from the sale of your chattels and real property at 1531 East
4th Avenue, Vancouver, in the amount of \$1088.96 will be
available to you.

Yours truly,

George Peters,
Administration Department

GP/RS

12496

June 29th, 1946.

Mrs. Shige OKI,
Reg. No. 14723,
Tashme, B. C.

Dear Madam:

Mr. Good, Custodian representative, who has just returned from Tashme, advises that you wish to know how your present credit balance of \$1088.98 is made up as the last statement you received in January of this year showed a credit balance of \$1081.65 as at July 26, 1945.

The following entries have been made in this account since July 1945:

Net proceeds from Vancouver Auction #54 -	\$4.70
Refund of Security Deposit for	
Light from B.C. Electric Co.	- .94
Net proceeds from Vancouver Auction #60 -	1.69
	<u>\$7.33</u>

thus bringing the credit balance in your account up to \$1088.98.

Yours truly,

A. G. McArthur,
Administration Department

/ER

C O P Y

10th July, 1946.

MEMORANDUM

Re: 537 Powell Street

OKI (Mother) is the registered owner. She did not declare this property but her Declaration purports to be signed on her behalf by OHKI.

OHKI (daughter-in-law or niece, a relative of OKI only by marriage to an adopted son) did declare this property.

Mr. A.H. Young states his Power of Attorney is from the younger woman, OHKI, and it was for the purpose of dealing with this particular property. This is dated the 30th September, 1942, but was signed by OHKI as OKI to conform with the way in which Mr. Young had prepared the document.

Mr. A.H. Young entered into a lease arrangement signing on behalf of OHKI on the 21st September, 1942.

On May 1st, 1945, OKI writes our office stating she transferred this property to OHKI long years ago. This is supported by a Declaration dated 3rd May, 1945, witnessed by two Japanese, one of which is Shigetake Sasaki.

Mr. Young states that the valuable consideration referred to not only consisted of the payment of taxes for many years but that OHKI was a music teacher and provided funds to help in the business carried on by OKI's husband.

December 7th, 1945 OKI claimed in regard to the Declaration that she did not know what she was signing.

On December 12th, 1945, OHKI writes Mr. A.H. Young stating that the witness Sasaki knew the details and that OKI did understand.

On December 28th, 1945, Sasaki writes our office stating "I believe the property was transferred with full understanding between OKI and OHKI".

Rents were collected by A.H. Young and transferred to this office.

OHKI requested funds and on May 25th, 1945, \$200.-- was sent to her on the basis of the Declaration above referred to.

On November 28th a further request for payment of rentals was received from OHKI, but no further payment has been made.

Our file shows the first name of OHKI to be "Shigeko" and the first name of OKI as being "Shige". Mr. A.H. Young states that there is no real difference the "ko" being sometimes used as honourific, implying respect. This is confirmed by our Mr. Bell.

10th July, 1946,

MEMORANDUM. Continued.

Mr. A.H. Young stated that at the time OKI made the Declaration referred to above a proper transfer would have been prepared and signed but that our Mr. Wilson stated that as the property was to be sold a Declaration would be sufficient. Our file does not actually indicate whether this correctly interprets anything Mr. Wilson may have stated.

Mr. A.H. Young suggests that in view of the Declaration being made by OKI, if a legal dispute arose the onus of proof that the document was not valid would be upon OKI.

F.G. Shears,
Director.

FGS/PMH

C O P Y

LOCKE, LANE, GUILD & SHEPPARD
BARRISTERS & SOLICITORS

Cable Address, "Mayers"
Telephone, Pacific 7137

C.H. LOCKE, K.C.

W.S. LANE

F.A. SHEPPARD, K.C (SASK)

J.R. YOUNG

C.C. LOCKE

C.K. GUILD, K.C (MAN)

E.L. YULE

S.C. LANE

703 Rogers Building

Vancouver, B. C.
July 10th, 1946.

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings Street,
VANCOUVER, B. C.

Dear Sir:-

Re: 537 Powell Street - File
No. 12285/12496 Shigeko OHKI

The above property is registered in the name of Oki, the mother, and is claimed by Ohki, the daughter-in-law or niece. As the mother is the registered owner it is presumed her property unless the daughter-in-law can set up a superior title. The transactions set forth in your file do not from the evidence now available set up a superior title. It is admitted that no deed was executed therefore there has been no valid gift because a gift can only be valid if the documents which the mother signed were sufficient to divest her title; there has been no deed. We do not think there was a valid sale, or that there was any intention to sell but rather an intention to create a benefit by gift upon the daughter-in-law. Further there seems to have been no memorandum in writing sufficient to satisfy the Statute of Frauds. The mother might have declared herself trustee but that is excluded by the mother's memorandum of May 3rd, 1945. As a trustee the intention would have been for the mother to retain the property and hold it for the benefit of the daughter-in-law. The intention was not to hold but to divest. Therefore it is not a trust. A gift might be made enforceable by estoppel but we cannot see acts by the daughter sufficiently to her prejudice to create an estoppel.

On the facts now available we would think the mother's claim preferable, but we do not think you should consider yourself called upon to adjudicate between the two; we would suggest that you endeavour to get these two to agree upon the distribution of the monies and to give their joint instructions in writing to you. In the meantime you should hold the funds. The fact that the mother is

Office of the Custodian.

shortly to be repatriated would probably put some pressure on her to assist in making a settlement.

We are returning your file.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

per : "F.A.S"

FAS/EB.

12285
12496

11th July, 1946.

Mrs. Shige Oki, Tashme, B.C.
Mrs. Shigeoko Ohki, Vernon, B.C.

Dear Madames:

Re: 577-39 Powell Street

This letter is being addressed jointly to yourselves in view of the fact that you are each claiming an interest in the above property.

Our files indicate the following facts, namely, that the property is registered in the name of Shige Oki. That Mrs. Shige Oki did not declare ownership to this property when registering her affairs with the Custodian and that Mrs. Shigeoko OHKI did declare it. However, both declarations were signed by Mrs. Shigeoko Ohki, one for herself and one on behalf of Mrs. Shige Oki.

Mr. A.H. Young had a Power of Attorney to deal with this property and states that it was on behalf of Mrs. Shigeoko Ohki. This document may have been signed by Mrs. Shigeoko Ohki, but it is signed with the spelling "Shige Oki".

A letter and Declaration signed by Shige Oki indicates that it was her intention to transfer this property to Mrs. Shigeoko Ohki (her daughter-in-law) but this is later denied.

Our files have been reviewed by our Solicitor and after dealing with this matter from a legal standpoint he advises us:

"On the facts now available we do not think the Custodian should consider himself called upon to adjudicate between the two. We would suggest that you endeavour to get these two parties to agree upon the distribution of the monies and to give you joint instructions in writing. In the meantime the funds should be held".

We are therefore suggesting that you should come to some mutual arrangement between yourselves and let us have your joint instructions in writing signed by both parties in regard to the payment of funds now on hand amounting to the sum of \$2,413.18 as shown on the enclosed Statement.

In regard to the funds derived from this property which, as will be noted from the enclosed statement, is \$2,613.18 of which \$200.- was forwarded to Mrs. Shigeoko Ohki on May 23rd, 1945, leaving a balance of \$2,413.18.

Yours truly,

F. G. Shears,
Director.

FCS/PWH
encl.

Files 12285
12496

1943.

Dec. 24.

DR.

CR.

BAL.

Rents collected
Agents commission, repairs, water, taxes

\$409.75

\$525.00

1944.

Dec. 11.

Rents collected
Disbursements
Taxes, 1944
Land Registry Office c/z

83.30
113.23
1.00

\$480.00

1945.

Dec. 10.

Rents collected
Disbursements
Taxes, 1945

161.75
111.35

\$500.00

1946.

Feb. 27

Cheque to Mrs. Enlgexo OHKI

200.00

\$120.00

Rents collected
Agents commission
Fire Insurance premium.
Taxes arrears.
Water and agents charges
Taxes 1946

12.00
4.10
35.00
11.25

77.47

Bal. rents to date, net
Cr. re sale of property

48.55

1959.81

1220.20

3633.38

2413.18 Cr.

12209
12/96

REGISTERED MAIL

July 14, 1946

Mr. Alfred Henry Trunkfield
2809 West 42nd Avenue
Vancouver, B. C.

Dear Sir:

Re: Catalog No. 254
577-577 Powell Street
23/24/196

Title to the above described property has now been received in your name and is ready for delivery. Relevant insurance policies have been assigned to you and are also ready for delivery.

Adjustments as of April 25, 1946 as shown on the enclosed sheet have been calculated and a balance of 99.37 appears to your credit.

Please return to us the attached control receipt, duly signed, upon receipt of which, title will be sent by registered mail to you or to any person designated by you.

Yours truly,

George Peters,
Administration Department

hlc

Encl: (2)
Statement of Adjustments
Control Receipt
Policies

cc: (1)
B. C. Crown Agencies

Catalog No. 204
File No. 12285
537-539 Powell Street, Vancouver
25/42/196

July 12, 1946

Alfred Henry Trunkfield
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS
(As at April 25, 1946)

	DEBIT	CREDIT
Purchase Price	\$2000.00	
Cheques received		\$2000.00
<u>Amount of rent collected</u>		
April 24 to April 30 - 7/30 x \$23.75		5.54
May and June - 2 months @ \$23.75		47.50
April 24 to May 20 - 27/31 x \$14.25		12.41
May 21 to July 20 - 2 months @ \$14.25		28.50
Registration fees on deed - \$2000.00	8.25	
Insurance premium - #34092	3.72	
Insurance premium - #32-29885	20.84	
Purchaser's proportion of 1946 taxes paid - 251/365 x \$77.47	53.27	
Seller's proportion of water - March 6 to April 24 - 50 days @ 3¢ a day		1.50
Balance owing to purchaser	9.37	
	<u>\$2095.45</u>	<u>\$2095.45</u>

BALANCE OWING TO PURCHASER - \$9.37

12496 / 14723

DOMINION OF CANADA
DEPARTMENT OF FINANCE

NY 915
Issued at Washington, D.C.
Date July 28th, 1946

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

NOT NEGOTIABLE

R. D. Dean
for Comptroller of the Treasury

2095

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,
Nov. 19/46

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

TREASURY DEPT. CLAIM \$ *NU.*

Dear Sir:

Re: OKI, Shige ¹²⁴⁹⁶ #14723

*to joint &
with
12285.*

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

Money turned in -----	\$	2236.98
Draft Issued-----	\$	2236.98

It will be noted, therefore, that this party is not indebted to this Department in this connection. However, should any further monies come into your hands on this account it should be turned over to this office for transmission to the Japanese in question.

Yours truly,

F. S. GUBURN
F. S. GUBURN,
Supervising Treasury Officer.

FOG/EJ.

File No. 1288
1289
1290
1291

February 7, 1947

GENERAL STATEMENT

Re: Lot 25, Block 42 in Subd. of P.L. 196,
Op. 1, N.W.D., known as 537-539 Powell
Street, Vancouver, B. C. Dist. No. 224;
Store building with dwelling at 537-539.

The above-mentioned property was sold to Mr. Alfred Henry Frankfield of Vancouver for the sum of \$2,000.00 cash; the date of sale being April 25, 1946. Proceeds received by us in connection with this transaction are being held in the account of Shigeo OKI, Registration No. 93521, File No. 12889, pending clarification of ownership of the property prior to above sale. The difficulty in determining who should receive said proceeds is outlined in this Summary.

Shigeo OKI (Mrs. Tajima), in her JP Form dated August 17, 1942, declared owning the following Real Property: "537 Powell St., City of Vancouver, Lot 25, Block 42, district lot 196, Title and under release."

Mrs. OKI, who was a dressmaker, and her husband, Tajima OKI, Registration No. 93521, File No. 12889, lived in the dwelling at the rear of the store building, and rented the two stores numbered 537 and 539 to Mrs. S. Kamikura and Mrs. H. Kamikura respectively. Mrs. Kamikura operated a barber shop but the equipment belonged to Mrs. OKI according to her declaration.

Mr. Tajima OKI, was the adopted son of Mr. Hyoso OKI, Registration No. 12697, File No. 9898 and his wife, Shige OKI, Registration No. 14723, File No. 12496. He was a clerk in his father's store, referred to in the next paragraph.

Mr. Hyoso OKI traded under the name of Anglo-Nippon Company, Men's Clothing, at 218 Powell Street, Vancouver, but he did not own the property at this address. On April 17, 1942, Mr. OKI was adjudged bankrupt. Total liabilities were shown as \$2,963.45 and according to information received from the Canadian Credit Men's Trust Association the creditors received 40¢ on the dollar from the liquidation of his assets. When Mr. OKI was repatriated to Japan on August 2, 1946, he turned in \$500.00 to the Treasury Department. He was 73 years of age on March 29, 1946.

Mr. OKI's wife, Shige OKI, in her JP Form dated August 18, 1942, did not declare having any interest whatsoever in the real property at 537-539 Powell Street. (Mrs. Shigeo OKI, her daughter-in-law, signed said JP Form on her behalf). Mrs. Shige OKI did, however, declare

RECEIVED - CANADIAN CUSTOMS

owing real property at 1531 East 4th Avenue, Vancouver, and Certificate of Naturalization on file showed her as the registered owner. This property was sold by us for the sum of \$1,385.00 as of January 13, 1944, and net proceeds were credited to her account with the Custodian. When Mrs. OKI was repatriated to Japan on August 17, 1946, she turned in \$1,148.00 to the Treasury Department and this amount, together with the balance of funds in her account in this office, viz. \$1,089.98, enabled her to return to Japan with \$2,236.98. She was 75 years of age on February 27, 1946.

Mr. Hyuse OKI and his wife, Shige OKI, were Naturalized Canadians and were evacuated to Tashu on September 11, 1942.

Mr. Tajima OKI and his wife, Shigeo OKI, were both Japanese Nationals, and were also evacuated to Tashu, the former in March, 1942, and Mrs. OKI on September 11, 1942.

Mr. and Mrs. Hyuse OKI remained in Tashu until immediately prior to their repatriation to Japan, but Mr. and Mrs. Tajima OKI, the adopted son and daughter-in-law, having decided to remain in Canada, left Tashu to reside in White Valley, near Vernon, B. C., on June 22, 1945.

As stated above, Mrs. Shige OKI, did not declare owning the real property at 537-539 Powell Street, although her name appeared as the registered owner in the Certificate of Naturalization obtained by us on October 8, 1942. Further, Mrs. OKI did not communicate with us or indicate in any way that she was interested in the property on Powell Street. Her file dealt entirely with her property at 1531 East 4th Avenue, Vancouver, until we wrote her on April 27, 1945. At that time we asked her if her daughter-in-law, Mrs. Shigeo OKI, had any interest in the Powell Street property by way of an unregistered deed or otherwise. She replied as follows under date of May 1, 1945: "I beg to inform you that the above property was not legally transferred to Mrs. Shigeo OKI (my daughter-in-law) but it was a long years ago I did transfer this property to her in our personally understanding each other, for her interest."

"However she is underward the application of transfer for the above property through her agent Mr. A. E. Young, at Vancouver."

"Trusting that this will be satisfactory."

Mr. A. E. Young, Barrister and Solicitor, was appointed by Mrs. Shigeo OKI to look after the property at 537-539 Powell Street, which she declared belonged to her. She gave him a Power-of-Attorney in order that he might have full authority to act for her while she was away from Vancouver. Mrs. OKI signed her name to this Power-of-Attorney as Shige OKI, being the spelling of her mother-in-law's name, but this might be accounted for by the fact that Mr. Young typed the name this way and forwarded the document to her at Tashu for signature.

Following receipt of the above letter from Mrs. Shige OKI, mother-in-law, we received from Mr. Young a document dated May 3, 1945, in which Mrs. OKI stated that about the year 1937, she transferred to her niece, Shigeo OKI, wife of Tajima OKI, for valuable consideration, all my right, title and interest in and to that property situate at Vancouver, B. C., and described as lot 25 of Block 48, in the subdivision of the District Lot 196, Group 1, New Westminster District. She further stated that she had inadvertently omitted to execute and

ORIGINAL DOCUMENT CONTINUED

deliver deed of said property to my said niece, she was now declaring she had no beneficial interest in said property and that her niece, Shigeko OHKI, was wholly entitled to said property and its revenue.

This appeared to clarify the situation as far as we were concerned but just three days after Mrs. Shigeko OHKI was instrumental in getting Mrs. Shige OHKI to sign the above document we received a letter from her dated May 9, 1945, requesting us to send her \$200.00 as she and her husband were moving to Seattle City, B. C., and required that amount for expenses. Maintenance of these funds was approved by the B. C. Security Commission and our cheque went forward on May 23, 1945. This was the first request for funds received from Mrs. Shigeko OHKI and although her mother-in-law, Mrs. Shige OHKI had received from her property on 4th Avenue East, being credited to her account, no request for funds was received from her either until the Department of Labour, Japanese Division, forwarded us a copy of a letter dated September 25, 1945, received by them from their Japanese Welfare Office, which reads as follows:

Mrs. Mrs. OHKI, Shigeko, Reg. No. 14723

"This woman came in the office to ask for maintenance. At the time of examination she rented her place at 577 Powell Street, Vancouver. As far as could be gathered from the woman, who is quite elderly and contradicts herself, she had not received this rent for some time and she believes that her daughter-in-law, Mrs. Shigeko OHKI, Reg. No. 03521 has received the money. Her daughter-in-law and family moved to Vernon in June 29, 1945. Just before she left Mrs. Shigeko OHKI asked her mother-in-law to sign a paper. This Mrs. Shige OHKI did although she did not know what she was signing as it was written in English. She believed that she signed away her ownership of this Powell Street property. Mrs. OHKI now wants to cancel that signature. She also requested \$200.00 and clothing as soon as possible."

We wrote the Department of Labour, Japanese Division regarding this matter and they replied by forwarding us the following communication from their Japanese Welfare Office dated November 28, 1945:

"Mrs. OHKI was interviewed and it was explained to her that she had signed over her legal right to her daughter-in-law. Mrs. OHKI claims that she did not realize what she was signing, but understands that she no longer has the ownership of the property. She is asking that the Vancouver office write to Mrs. Shigeko OHKI who is living at Vernon, B. C. Mrs. OHKI wants it explained that she was not aware of what she signed and ask if Mrs. OHKI will send her the revenue from the property."

We, therefore, wrote Mrs. Shigeko OHKI at Vernon, B. C., and requested her to advise us what the "valuable consideration" referred to in the Declaration of Shige OHKI consisted of and to state her intentions regarding Mrs. OHKI's revenue referred to above. We advised her in the same letter that the sum of \$200.00, which she wrote for on November 28, 1945, could not be forwarded until the ownership of the Powell Street property was clarified.

In reply, Mrs. OHKI wrote Mr. Young, her Solicitor, and he enclosed her letter with his communication to us dated December 14, 1945. The following is an extract from Mrs. OHKI's letter:

"As I have told you before, Mrs. Shige OHKI was totally unable to pay taxes on this property in 1937 and therefore, offered said property to me if

GENERAL INVESTIGATION

I would pay the back taxes and the cost of upkeep. Consequently, I had been paying the back taxes and the cost of upkeep, repairs, etc., from 1937 to the fall of 1943 when I had to leave Vancouver, and it was I who put this property in your safekeeping, not Mrs. Shige Oki as naturally she had no further interest in this property.

"If you will get in touch with the Welfare Manager at Tashu he knows that when Mrs. Shige Oki applied for her old age pension she did not list this property in the declarations which she made at that time. This proved she was well aware that she no longer had any interest or claim on this property.

"Again, on May 1st of this year, Mrs. Shige Oki wrote a letter to the Custodian in which she stated she had not legally transferred this property but had transferred it to me personally in 1937. If you will have the Custodian check up he should have this letter in his files. On this occasion I had thoroughly discussed this transfer with my mother-in-law, and she had agreed to write the Custodian informing him of this transfer and also agreed to sign the document which you prepared for me.

"Incidentally, if you wish to have these facts confirmed by a third party, will you please ask Mr. Shigetake Sasaki of Tashu as he knows all the details of this transfer and the conditions which lead to it in 1937."

We wrote Mr. Shigetake Sasaki regarding the Declaration signed by Mrs. Oki and he replied as follows:

"I believe that the property (537-539 Powell St.) was transferred with full understanding between Mrs. Shige Oki and Mrs. Shigeko Oki."

When Mrs. Oki applied for maintenance from the Tashu Office, referred to by Mrs. Oki in her letter dated December 12, 1943, as Old Age Pension, she did not mention having any property. As stated above, Mrs. Oki had a credit balance in this office derived from the rental of her property on 4th Avenue East, Vancouver, and she also turned in \$1,148.00 cash before repatriation, so it would appear she was not entitled to maintenance.

It would also appear that the dispute regarding ownership of the property and distribution of funds received from the sale of same, arose when the adopted son and his wife decided to remain in Canada and moved to Vernon, B. C., leaving the father and mother alone in their old age at Tashu and later to return to Japan, without them. The younger Mr. and Mrs. Oki are both reported by the Royal Canadian Mounted Police to be Japanese Nationals.

Mrs. Shigeko Oki no doubt could have had a Deed from the older woman at the time the Declaration was signed by her or at any time prior to that date. In this connection it is noted that Mr. Young claims Mr. Wilson advised him that a Declaration was all that was necessary to obtain, otherwise he would have had Mrs. Oki sign a registrable document. There is no evidence on file to support this allegation or Mr. Wilson's denial of same.

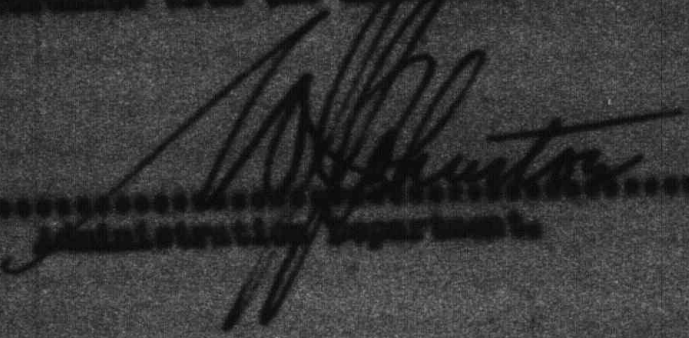
Even though Mrs. Shige Oki was the registered owner, she only had a beneficial interest in the property on Powell Street. This beneficial interest, she states, was transferred to the daughter-in-law in 1937. In view of the fact that both Mr. and Mrs. Shige Oki were advanced in years and Mr. Oki became financially involved in his business affairs which later led to bankruptcy proceedings, it is quite possible that, rather than lose the property at tax sale, Mrs. Oki gave it to Mrs. Shigeko Oki.

GENERAL SUMMARY CONTINUED

On the other hand, Mrs. GHI had free use of the house on the property and received the revenue from the two stores, to effect payment of taxes by her and any money spent for upkeep of the property. The annual taxes amounted to approximately \$76.00 and revenues, \$300.00. Considerable repairs were required to the premises after evacuation and it is safe to assume, therefore, that Mrs. GHI did not spend very much in this connection.

Both the mother and daughter-in-law have a claim, legal or otherwise, to the net proceeds received from the sale of the above property, and possibly an equal distribution of the funds on hand might be an equitable settlement of the matter. Messrs. Lewis, Jones, Gould & Sheppard, in their letter dated July 10, 1946, advised us to hold the funds until a settlement had been agreed upon, in writing.

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



 Administration Department.

WJH/MS

12285
12496 ✓

11th February, 1947.

Mrs. Shigeo Oki,
Registration #03521,
c/o Mr. S. Freeman,
White Valley,
Vernon, B.C.

Dear Madam:

In reply to your letter of February 4th.

If Mrs. Shige Oki had not made any further reference to the matter in dispute when she was in Vancouver prior to leaving for Japan, we might have been in a position to agree with your remarks in this connection.

The facts are, however, that she made very strong representations to members of our staff and declared that it was not her intention for the property to be fully conveyed to you.

This office is only desirous of carrying out its proper obligations and we have no wish to hold up payment of any money in our hands to whom it is rightly due.

The facts are that this property is registered in the name of Mrs. Shige Oki in the Land Registry Office and while Mrs. Oki's declaration of the 3rd May states that she transferred the property to you for valuable consideration, she later informed us that she did not realize what she was signing.

One of the witnesses, Mr. Sasaki, has advised us that he believes the property was transferred with full understanding between Mrs. Shige Oki and yourself. This, however, does not fully cover the situation, as while there may have been some reason for transferring this property, there is no conclusive evidence to show that Mrs. Oki intended to completely relinquish the property in your favour.

It is possible that understandings may have existed between you, of which we are not aware, such as the providing of maintenance by yourself for Mrs. Shige Oki during her old age.

In an endeavour to clarify this matter we would be prepared to give consideration to a Statutory Declaration in which you set out all the facts relating to the transfer of this property and a statement of the valuable consideration which was said to have been given. In this connection reference has been made to the payment of arrears of taxes, but this in itself would not appear to have been sufficient consideration for the value of this property, and moreover, you had the use of part of the premises for which no rental was paid.

12285
12496

27th February, 1947.

Mrs. Shigeko Ohki,
Registration #03521,
c/o Mr. S. Freeman,
White Valley,
Vernon, B.C.

Dear Madam:

Re: Lot 25, Block 42, D.L. 196
537-39 Powell Street.

We have your letter of the 17th enclosing Statutory Declaration and we note your remarks in regard to Mrs. Shige Ohki being able to read English.

We have today written to Mr. Shigetaka Sasaki asking if he would be prepared to take an Affidavit before a Notary Public setting out the actual circumstances regarding the signing of this document.

Upon receipt of same we then hope to be in a position to come to a final decision regarding the ownership of the funds on hand.

Yours truly,

F. G. Shears,
Director.

FGS/PME

aut > Wilson

MURDOCH CAMPBELL

Estate and Financial Agent

Notary Public

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

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

October 19, 1942

Custodian's Office
Royal Bank Bldg.,
Vancouver, B.C.

RECEIVED
OCT 20 1942

Attention Mr. Wilson

Dear Sirs:

Re: Your File No. 12496 and
Re: Mortgage - Shige Uyi covering
W. 1/2 of Lot 31, Blk. 145, D.L. 264A,
Group 1, New Westminster District,
Plan No. 1777 and 222.

In pursuance of your telephone conversation
with me of even date, for your information I respectfully
beg to give you the following facts:

On the 25th day of February, Shige Uyi,
Wife of Hyozo Uyi, executed a Mortgage in favour of my
client, Jonette Rastad (now Jonette How) for the sum of
\$600.00, covering the above mentioned property.

The above Mortgage was duly registered at
the Land Registry Office under No. 68843'H'.

Please note that the said Mortgage has in the
meantime been reduced to \$550.00. The interest had been paid
to the 1st day of September, 1942 and the taxes are being paid
under the consolidation plan.

Should there be any other information you
require in this connection, please call me up and I will be
pleased to furnish same.

Yours very respectfully,

Murdoch Campbell

12496

November 5, 1942

The Western City Co.,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: OKI, Shige (Mrs. Hvozso)

In connection with Mrs. Oki's property at 1531 East 4th Avenue, we have today rented this place for \$25.00 per month to a Mr. Albert Northcott, who will take possession on November 15th. He has paid the first month's rent direct to us.

Our Protection Department is having the furniture removed to central storage and we have instructed the City of Vancouver to turn the water on in the premises. We have also asked Mr. Northcott in future to pay the rentals direct to you.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

172085
OFFICE OF THE COMMISSIONER
JAPANESE SECTION

RECEIVED
DEC 3 1942

Mr. D. A. Cramer,
506 Royal Bank Bldg.
Hastings and Granville
Vancouver B. C.

^{name}
Vashone B. C. ^{not in} again.
Nov 30th 1942.

File #12496.

Dear Sir:-

Re W¹/₂ 9 lot 31 Block 145 D¹/₂ 264-A.
Maps 222 & 1771 N. W. D.

I reply to your letters of Oct 9th and
Nov 27th 1942. about the ownership of the above
property which is situated at 1531 East 44th Ave.
I beg to inform you that there is no connection
between Shige Uchi and Shige Oki.
I bought that property by the name
of Shige Uchi when I was adopted Uchi is
family, then afterward I was canceled those
adopted Uchi's family, but I didn't change
the name of the above property, and now I am
Shige Oki - the ownership of the above
property.

I am
Yours very truly,

Shige Oki.

OFFICE OF THE CUSTODIAN
CABLE ADDRESS
JAPAN E
WESTCO

RECEIVED
DEC 9 1942

The Western City Company
Limited

INVESTMENT SECURITIES

Vancouver, Canada

WESTERN CITY BLDG.
544 HOWE ST.

December 8th, 1942.

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

Dear Sir:-

Attention Mr. G. D. Milson

Referring to yours of November 5th re OKI, Shinge,
(Mrs. Hyozo), File No. 12196, Registration No. 11,723, we beg
to state we have contacted Mr. A. Northcott and verified rent
of \$25.00 per month from November 15th also that first month
rent has been paid in to the Custodian.

Verified agreement made with your Mr. Smith to
allow Lessee \$10.00 for decorating and \$7.00 for fixing furnace.
The walls will have to be papered for they are badly cracked and
a paint job would not be satisfactory. Mr. Northcott figures
that \$10.00 will not go very far in doing this work but is going
to do the decorating as reasonable as possible and may when
finished request a small additional allowance.

Mr. Northcott is interested in the purchase of this
property and we request that you contact the owner and obtain his
proposition.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone

CJH:m

12285
12496

19th December, 1942.

Albert H. Young, Esq.,
207 West Hastings Street,
Vancouver, B.C.

Dear Sir:-

Re: Shirako (Mrs. Tajimi) OHKI
Property at 537-539 Powell Street,
Vancouver

With reference to Bankers & Traders Policy No. 32-29885. We wish to acknowledge receipt of our cheque for \$24.35 sent to you by mistake to pay the premium on the above mentioned Policy. We enclose our receipt herewith. At the time we sent this cheque we did not know that you would be paying this premium direct to the Insurance Company.

Referring to the first paragraph of your letter of December 9th, as advised by telephone we acknowledged receipt of this Policy from you in our letter of December 5th, in which the cheque above referred to was enclosed.

I am turning your letter of December 9th over to Mr. Alexander for further attention if necessary.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

12285
12496

19th December, 1942.

Parsons, Brown Limited,
404 West Hastings Street,
Vancouver, B.C.

Dear Sirs:-

Re: Shigeko (Mrs. Taimi) OHKI

Property at 537-539 Powell Street,
Vancouver

Kindly find attached our receipt for \$4.10 covering return to us of the premium of \$4.10 paid by mistake covering B.C. Plate Glass Policy No. 31212. This amount, as you will remember, was outstanding for several months and we did not know at the time that we made payment that it would be sent to you direct from Mr. A.H. Young, agent for the property.

Yours very truly,

S.M. Gibson,
Insurance Department

SMD:FM

Enc.

12285
12496

19th December, 1942.

Mrs. Tajima (Shigeko) OHKI,
Registration No. 03521,
Gleason Extension, B.C.

Dear Madam:-

Re: Fire Insurance

Kindly refer to our letter of December 7th. As advised in that letter we sent a cheque of \$24.35 to Mr. Albert H. Young in payment of the premium on Bankers & Traders Policy No. 32-29885. We wish to advise that Mr. Young now has returned this cheque which has been credited to your account because he was making payment of this premium direct to the Insurance Company.

With reference to the premium of \$4.10 that we paid to cover B.C. Plate Glass Policy No. 31212. This amount has been returned also by the Insurance Company's agent, Parsons Brown Limited and credited to your account, as Mr. Young paid this amount direct to them.

We did not know at the time we made these two payments referred to above that your agent, Mr. Young, would be taking care of the matter.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:PM

JAN 4 1943	
File No.	12496
Ans.	
Referred to	Mr. [Signature]

December 24, 1941
 Mr. [Signature] [Signature]

Dear Mr. [Signature]:

I wish to state that I am not interested in selling the house at 1531 Chest 4th Avenue your file No. 12496.

Yours truly,

Shirley [Signature]
 Reg. No. 14923

12496

File 12496

January 12, 1943.

Mr. Clarence Rastad,
5925 Chester Street,
Vancouver, B.C.

Dear Sir:

Re: Shire OKI

It appears that Mrs. Rastad, Senior, has a mortgage given by the above named Japanese, covering the following property:

West $\frac{1}{2}$ of Lot 31, Block 145, D.L.
264-A, Maps 222 & 1771, N.W.D.

Will you please have Mrs. Rastad send the mortgage into this office and as soon as we have made a copy of same it will be returned to her. If it should be more convenient for her to let us have a certified copy of the document it would serve the purpose.

Will you also kindly have her supply us with a statement as to how the mortgage stands at date as to principal and interest.

An early reply will be appreciated.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

CABLE ADDRESS
"WESTCO"

The Western City Company
Limited

INVESTMENT SECURITIES
Vancouver, Canada

January 13, 1943.

RECEIVED	SECTION
JAN 15 1943	
11756	
WESTERN CITY BLDG	
544 HOWE ST	
Referred	Gibson

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

*Get proper
file.*

12496

Dear Sirs:-

Attention Mr. S.M. Gibson
File No. ~~11756~~ 12496

This property in the name of Shinge
(Mrs. Hyozo) OKI, 1531 East 4th Avenue, Vancouver, B.C.,
has \$1,200.00 fire insurance in force, covered by
Northwestern Mutual Fire Association, Policy No. 969125,
expiring September 22, 1944.

An additional \$800.00 should be placed
on this property.

Thanking you, we are

Yours very truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C. J. Harstone

CJH:m

NOTE: As per telephone instructions,
Mr. Harstone will place additional
insurance as suggested in his letter
dated January 13th.

18/1/43

SMG

12496

January 15, 1943.¹⁰⁰⁸

Mrs. Snige Oki,
Reg. No. 14723,
Yashae, B. C.

Dear Madam:

Referring to your letter of November 30, in order that this matter may be cleaned up and administration carried on under the proper name so that revenue may be paid to you, we enclose a declaration for you to sign. Please attend before a Notary Public and complete it and return it to us as soon as possible.

Yours truly,

P. H. Russell,
Administration Department.

PHR/CD

MURDOCH CAMPBELL

Estate and Financial Agent

Notary Public

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

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

PHONES: PACIFIC 1921
RES: ALMA 1465 L

EVACUATION SECTION	
Rec'd	JAN 18 1943
File No.	12496
Ans.	<i>OK</i>
Referred	<i>Cramer</i>

January 16, 1943

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

Att. D.A. Cramer

Dear Sirs:

Re: Re: Your File No. 12496 and Re:
Mortgage covering property, W. 1/2 of
Lot 31, Blk. 145, D.L. 264 "A", St. No.
1531 East 4th Avenue.

My client, Jonette Rastad of 5925 Chester St.,
has handed to me your letter to her of date Jan. 12th, for
reply.

On the 25th day of February, 1929, one, Shige
Uyi, Wife of Hyozo Uyi, signed a Mortgage for the sum of
\$600.00 in favour of the said Jonette Rastad and covering
the above mentioned property. The Mortgage is registered
at the Land Registry Office under No. 68843 'H'. The name
of OKI, as recited in your letter, does not appear on the
title to this property.

The principal owing still stands at \$600.00
and the Mortgage has been running on without renewal since
the 1st day of March, 1935. The interest is at the rate of
8% per annum, payable in instalments of \$22.00 on the 1st day
of March and September in each year. The interest has been
paid to September 1, 1942.

Mrs. Rastad is not able to find her copy of the
Mortgage at the present time, but should you require any
further information, please refer to my office.

Yours very respectfully,

[Signature]

12285
12496

17th March, 1947.

Mrs. Shigeko Ohki,
Registration #03521,
c/o Mr. S. Freeman,
White Valley,
Vernon, B.C.

Dear Madam:

Re: Lot 25, Block 42, D.L. 196
537-39 Powell Street.

We have now received a Statutory Declaration from Mr. Shigetaka Sasaki and feel that the evidence is now sufficient to allow us to remit the money in our hands to you.

We are enclosing herein our cheque for \$2,419.30.
Kindly acknowledge receipt.

Yours truly,

F. G. Shears,
Director.

FGS/TMH

encl.

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

In the Matter of Extract from Mortgage
68843-H dated 25th Feb. 1929 - \$600.00.
on W. $\frac{1}{2}$ of Lot 31 in Block 145, Sd. of
D.L. 264 "A", Gp. 1, N.W.D., according to
the Registered plan of said property de-
posited in Land Registry at Vancouver and numbered 1171 and 222.
of the City

To wit:

3. Walter Freth Edmonds

of Vancouver

in the Province of British Columbia,

Do Solemnly Declare that I am a Title Searcher employed by the Custodian, 506
Royal Bank Building, Vancouver, B.C.

I also do solemnly declare that on January 20, 1943 I duly searched the
records of the Land Registry Office at Vancouver and found the follow-
ing:

Extract from Mortgage 68843-H dated 25th Feb. 1929.

Shige, wife of Hyozo UYI of 1531 4th Ave., Vancouver, B.C. Mortgagor
and

Jonette Rasbad, Widow of 5925 Chester Street, Vancouver, B.C.

Mortgagee

\$600.00 - on the West $\frac{1}{2}$ of Lot (31) in Block 145, in Subdiv. of D.L.
264 "A", Gp. (1) N.W.D. according to the Registered plan of the said
property deposited in the Land Registry at the City of Vancouver and
numbered 1171 and 222-

Provided the said Mortgage be void on payment of \$600.00 at 8% per
annum as well after as before maturity as follows:

The Whole of the said principal sum of \$600.00 will be due and payable
on the First day of March 1932. And the interest in the meantime at
the aforesaid rate of 8% per annum will be due and payable in instal-
ments of the sum of \$24.00 - on the First days of March and September
in each year during the currency of these presents. The payment of
Interest to be made on the First day of September next 1929.

Provided that the Mortgagor not being in default hereunder may have the
privilege at any time after the expiry of one year from the date here-
of of paying off the whole of the principal sum hereby secured by pay-
ing up all of the interest due to the date of such payment and in
addition to that a bonus equal to three months interest on the whole of
the Principal sum of \$600.00.

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

DECLARED before me at

Vancouver

in the

Province of British Columbia this

27 day of January
A.D. 1943

A.D. 1943

[Signature]
A Notary Public for the Province of British Columbia
A Commission Expires 31st March 1944

[Signature]

This Indenture,

made in triplicate the **Sixteenth.**
one thousand nine hundred and forty

day of **February**

In Pursuance of the "Short Form of Mortgages Act"

Between **ALDEN STOCKWELL CURTIS** (Schoolteacher) and his wife
MAY MARGARET CURTIS, both of 1985 East. Broadway, City of
Vancouver, Province of British Columbia.

Insert Full Name,
Street Address and
Occupation of each
Party.

(hereinafter called "the Mortgagor") of the **FIRST PART**
AND

JAMES BLAIN (Retired) of 3110 Willow St., City of Vancouver,
Province aforesaid.

(hereinafter called "the Mortgagee") of the **SECOND PART.**

WITNESSETH that in consideration of the sum of **ONE THOUSAND DOLLARS** —————

Dollars (**\$1000.00**)

of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby by him acknowledged), the said Mortgagor **DOTH GRANT AND MORTGAGE** unto the said Mortgagee, his heirs and assigns forever **ALL** that certain parcel or tract of land situate in the **City of Vancouver, Province of British Columbia**, and more particularly known and described as: **West half of Lot (31) Block One Hundred and Forty Five (145) District Lot 264 "A"**

PROVIDED this mortgage to be void on payment of the sum of

ONE THOUSAND \$1000.00

of lawful money of Canada, with interest at

six per cent. per annum,

to include interest at the rate of six per cent (6%) per annum, on the 15th day

of March 1944, and a similar sum on the 15th day of each succeeding month thereafter,

until the full sum of principal, together with interest aforesaid, has been fully paid

and satisfied.

the first payment of interest to be made on the 15th day of March

next (1944), arrears of both principal and interest to bear interest at the rate above mentioned, and

such interest on arrears to be a charge on the land in the same manner as all other money hereby

secured. And taxes and performance of Statute Labor, and observance and performance of all

covenants, provisions and conditions herein contained.

THE said Mortgagee covenants with the said Mortgagor that the Mortgagor will pay the mortgage

money and interest and observe the above proviso; that the Mortgagor has a good title in fee

simple to the said lands.

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

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

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

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

And that the said Mortgagee will insure the buildings on the said lands to the amount of not less than

the principal money hereby secured in dollars currency. Provided that if and whenever such

sum be greater than the insurable value of the buildings, such insurance shall not be required to any

greater extent than such insurable value; and if and whenever the same shall be less than the insur-

able value, the Mortgagee may require such insurance to the full insurable value. And it is further

agreed that the Mortgagee may require any insurance of the said buildings to be cancelled and a new

insurance effected in the office of any company named by him and also may of his own accord effect

or maintain any insurance herein provided for, and any amount paid by him therefor shall be forth-

with payable to him with interest at the rate aforesaid by the Mortgagor and shall be a charge upon

the said lands.

AND the said Mortgagee doth release to the said Mortgagee all his claims upon the said lands,

subject to the said proviso. The Mortgagor covenants with the said Mortgagee that he will keep

the said lands and the buildings and improvements thereon in good condition and repair according to the

nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or

those claiming under him commit any act of waste on the said lands or make default as to any of the

covenants or provisos herein contained, the principal hereby secured shall, at the option of the

Mortgagee, forthwith become due and payable, and in default of payment the powers of sale hereby

given may be exercised.

PROVIDED that the said Mortgagee on default of payment for

One month may on

thirty notice enter on and lease or sell the said lands. And provided also that in case default

be made in payment of either principal or interest for three months after any payment of either falls

due, the said powers of entering and leasing or selling or any of them may be acted upon without any

notice by the said Mortgagee. And also that any contract or sale made under the said power may be

varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or any

part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred.

Provided that such sale may be either by public auction or private sale, and either for cash

or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the

said lands may be sold.

PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee

may distrain for arrears of principal in the same manner as if the same were arrears of interest.

PROVIDED that in default of the payment of the interest hereby secured, or taxes as hereinbefore

provided, the principal hereby secured shall become payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes,

rates, levies, assessments, charges, moneys, liens, cost of suit or matters relating to liens or encum-

brances on said lands or pay any property, mortgage or income tax imposed, or that may be imposed

on the Mortgagee or the Mortgagor in respect of the said property or the Mortgage or the moneys

secured hereby, and solicitors' and other charges in connection with this Mortgage, and valuator's fees,

together with all costs and charges, including all solicitors' charges and commission for the collection

of any overdue interest, installment of principal, insurance premiums, and all other moneys whatsoever

payable by the Mortgagor hereunder, which may be incurred by taking proceedings of any nature in

case of default by the Mortgagor, and the amount so paid or incurred shall be a charge on the said

lands in favor of the Mortgagee and shall be payable at the time of payment of next quarter's interest

with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all

other powers thereunto enabling, shall be forthwith exercisable.

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

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

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

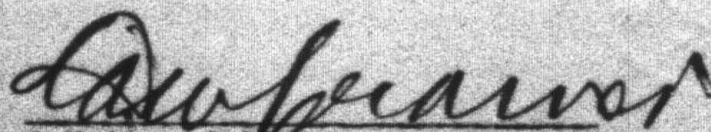
AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments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

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

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

I hereby certify that the attached document initialled
by me is a true copy of the original document whereof
it purports to be a copy.

DATED this 18th day of February, 1944, at
Vancouver, B. C.


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

administrators, successors and assigns" had been inscribed in all proper and necessary places. Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

In Witness Whereof the said parties have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

"A.C. Clayton Armour"

Signature,
Address, and
Occupation of
Witness.

2537 Commercial Drive,
Vancouver, B. C.
Real Estate Broker.

"A. S. Curtis"

"May Margaret Curtis"

"ACCA"

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the _____ day of _____, 194 _____, at _____, in the _____ (whose identity has been proved by the evidence on _____, who is) personally known to me, of _____, and that he is the person _____ of the said _____ and affixed the seal of the _____ to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

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

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

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

Phone
HOMERINDER'S REALTY
FALF. 3736

West (1/2) of Lot (31)
Block (145) D.L. 264*As

The Office is situated at _____, Vancouver, B.C.
Notary Public and Commissioner for taking affidavits within British Columbia.

(LONG FORM)

Mortgage

James Blain

—TO—

Alden Stockwell Curtis
&
May Margaret Curtis

Dated February 16th. 1944

ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the _____ day of _____, 194 _____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared the person mentioned in the annexed instrument as subscribed thereto as part _____, that _____ know the contents thereof, and that _____ executed the same voluntarily, and _____ of the full age of twenty-one years.

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

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

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

AFFIDAVIT OF WITNESS

Province of British Columbia
To Wit:

I, **A.C. Clayton Armour**
of **Vancouver**
make oath and say:

of the **City of**
in the Province of British Columbia,

1. I was personally present and did see the within instrument duly signed and executed by **Alden Stockwell Curtis & May Margaret Curtis** the part **leshereto**, for the purposes named therein.
2. The said instrument was executed at **Vancouver**
3. I know the said part **les** and that **they are** 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 **City of Vancouver**
in the Province of British Columbia, this **16th**
day of **February** 19 **44**

"Charles Wrinoh"

"A.C. Clayton Armour"

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