

12969

**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: SHIMOTAKAHARA, Mrs. Tararyu (Hideko)
HOME ADDRESS: 4055 Frances St., now at 373 St. Catherine Road,
Montreal, P. Q.
REGISTRATION NUMBER 80224 SEX: Female AGE: _____
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

NAME OF WIFE OR HUSBAND: Tararyu

ADDRESS OF WIFE OR HUSBAND: As above.

NAMES OF ANY LIVING CHILDREN: Katherine Setsu, Lillian Yuriko,
Lloyd Hideo, Margaret Yoshiko, Hazel Akiko.

ADDRESS OF CHILDREN: As above.

AGE OF CHILDREN: 22, 20, 18, 16, 14.

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

1. LOCATION AND DESCRIPTION: 4055 Frances St., Vancouver, B. C.
Lots 12 and 13, Block 13, D.L. 116.

2. BUILDINGS AND OTHER IMPROVEMENTS: 8 room 2 storey dwelling.

3. INSURANCE (Give particulars; state where policies are) With Pemberton Realty,
\$3,000.00 fire. Merchants Fire #39102. Expires Jan. 5, 1945.

4. TAXES (Amount and where payable) Paid for 1942.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
None.

6. OCCUPANCY AND LEASES (If vacant so state) Rented to J. A. Heimeman,
\$37.00 monthly. Pemberton Realty Corp'n. Ltd., Agents.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Canadian Bank of Commerce, Montreal.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION

2. LANDLORD'S NAME AND ADDRESS

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

4. STATE WHEREABOUTS OF LEASE

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN

STATEMENT OF PERSONAL PROPERTY OWNED

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

Have left some furniture locked up in basement of home

at 4055 Frances St., Vancouver, B. C.

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

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

CLAIM ON ANY SUCH PROPERTY

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

LIABILITIES:

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

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

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

Dated this 22nd day of September 1942.

(Signature) H. Shimotakahara

H. Shimotakahara
Witness

FOR DEPARTMENTAL USE _____

REAL PROPERTY SUMMARY

JAPANESE NAME: Hideko SHIMOTAKAHARA Reg. No. 00224 File No. 12969.

CATALOGUE NO: 451.

PROPERTY ADDRESS: 4055 Francis Street, Burnaby, B. C.

LEGAL DESCRIPTION: Lot 12 and the East 17 feet of Lot 13 in Block 13 of the North half of Lot 116, Group 1, Map 1236, Mun. of Burnaby, D. N. W.

TITLE: Registered in the name of Hide-ko SHIMOTAKAHARA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 24776, dated October 21st, 1942.

ASSESSED VALUES: Land - \$ 530.00
Improvements - \$2700.00 - \$3230.00. Taxes - \$115.32.

CLASSIFICATION: This is a 2 storey 8 room dwelling built on a 67' x 120' Lot. Hot air furnace with oil burner. Valuator claims that this house is in a reasonable state of repair. There is also a 2 car garage.

HISTORY OF

ADMINISTRATION: This property was leased through Pemberton Realty Corporation Limited to J.A. Heineman from June 1st, 1942, on a monthly basis. Consideration - \$37.00 payable in advance. Rents were paid into this office up to March 30th, 1946. Adjustments being made with the purchaser as at 22nd February, 1946.

Rents collected - \$1,665.00 against which were the following charges:

Light and Gas	\$ 6.03
Water Rates	49.00
Plumbing	63.00
Servicing Oil Burner	30.70
New Hot Water Boiler	24.65
New Steps	36.35
Commission	83.25 - \$292.98.

Taxes for 1944	\$115.32
" " 1945	111.65
Vendors share of	
1946 Taxes	16.21
	<u>\$243.18</u>

These were paid through
General Account.

SOLD:

To Clara Trademan for \$3,500.00 as at 22nd February, 1946.
Approval of Advisory Committee - 9th February, 1946.

Funds released to the credit of Hideko SHIMOTAKAHARA as at March 30th, 1946, against which were charges for Real Estate Commission - \$175.00, Registration Fees - \$3.50, Valuation Fees - \$17.50, Advertising - \$13.20, Vendor's proportion of 1946 Taxes - \$16.21, leaving a net credit of \$3,274.59 from said transaction.

transaction.

Page 2.

File 12969.

Adjustments as at 22nd February, 1946, to the amount of \$18.68, covering unexpired Fire Insurance Premiums and Purchaser's share of Water Rates, \$4.90, were placed to the credit of Hideko SHIMOTAKAHARA'S account.

The following Fire Insurance Policy:

The Franklin Fire Insurance Co., No. 15009 - \$3,000.00, covering the Dwelling, was transferred to Clara Trademan, March 19th, 1946.

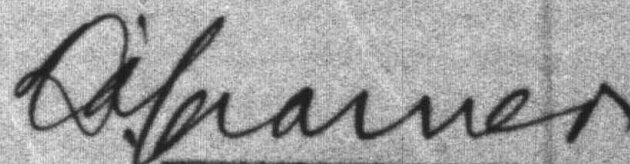
OLD CERTIFICATE OF TITLE

No. 45902-E Hideko SHIMOTAKAHARA declared on her JP Form, signed 22nd September, 1942, that Title Documents were in the Canadian Bank of Commerce, Montreal. Certain Documents may have been there but the Certificate of Title No. 45902-E was deposited in the Land Registry Office, New Westminster, B. C.

Certificate of Title No. 200063-E in the name of Clara Trademan was sent to her by Registered Mail, May 28th, 1946. Acknowledgment No. 22160 on file.

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

July 9th, 1946.


D. A. CRAMER.

DAC:JS

Date.....February 11, 1946.....

REAL PROPERTY MEMORANDUM

File No. 12969

Name.....Hideko SHIMOTAKAHARA (Mrs. Toraryu).....Registration No. 00224.....

Re: Catalogue No. 451

Address: 4055 Frances Street, Burnaby, B.C.

Legal Description: Lot 12, E.17' of Lot 13, Blk. 13 of N $\frac{1}{2}$ of Lot 116,
Gp. 1, Map 1236.
Dwelling.

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 45902-E

Whereabouts: Land Registry Office, New
Westminster, B.C. (as per memo Nov.17/43)
Reg. No. 00224

Registered owner: Hide-ko SHIMOTAKAHARA

Property: Lot 12 and the East 17 feet of Lot 13
in Block 13 of the North half of Lot 116 Group 1,
Map 1236 Municipality of Burnaby in the District
of New Westminster.

B. Charges.

Registered: None

Vesting: 24776 - Oct. 21, 1942

Unregistered: No evidence found

Taxes: \$111.65 - 1945 taxes paid.

Water: \$7.00 - July 1-Dec.31/45 paid.

Insurance: \$3000.00 on dwelling, policy expiring January 5, 1948.

✓ Assessed Value: Land: \$530.00

Improvements: \$2700.00

✓ Valuation by Appraiser: \$4000.00 (J.R.Reid)

\$3592.00 (Coulthard, Sutherland)

✓ Amount of Bid: \$3500.00

✓ Approved by Advisory Committee: February 9, 1946.

✓ Paid as shown in attached letter: \$3,500.00 - Feb. 22/46.

✓ Name of transferee as attached letter: Clara Trademan (wife of Abe Trademan)

ADMINISTRATION.

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

Monthly tenancy. Tenant: J. A. Heineman. Rental: \$37.00 per month

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

Nil

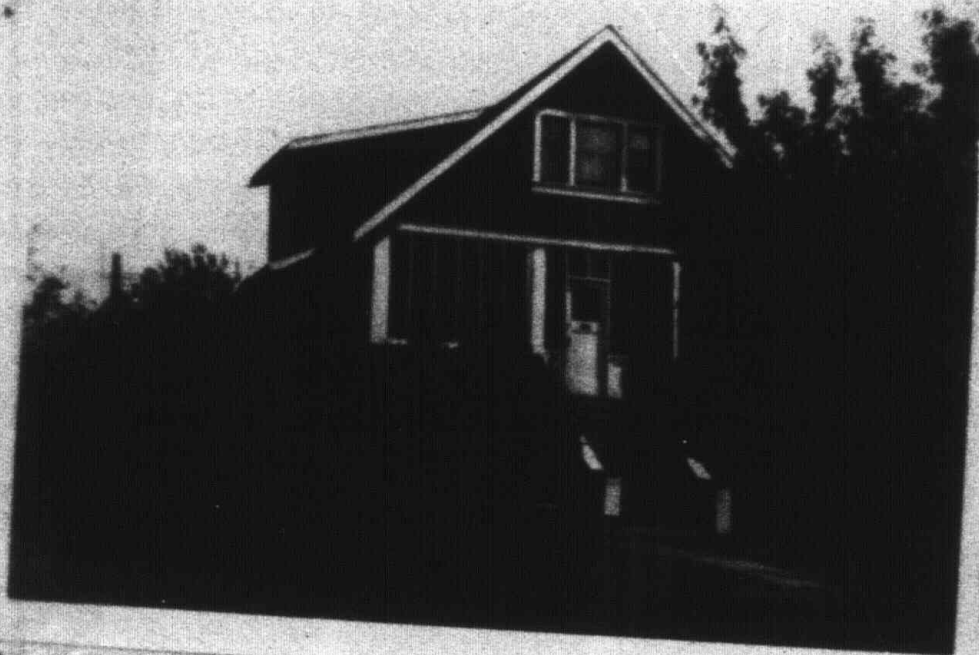
Chattels: Particulars of those stored on the premises.

All removed except some linoleum which may be sold, or removed later.

Named Agent:

P. Douet
P. Douet.

SHIMOTAKAHARA, Mrs. Tarayu
4055 Francis St., Burnaby, B.C.
Evac. File 12969



Picture Taken June 23, 1943.

Resubstant

Ad inserted Nov. 20, 1943

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
OFFICE OF THE CUSTODIAN

REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, hereby offers for sale by public tender such interests as are vested in him in the following commercial, residential and unimproved properties situate in the City of Vancouver:

Lot 198, Town of Hastings, except the South 5 feet, City of Vancouver, known as 3705 Yale Street, being a 7-room, 2-storey dwelling.

Lot 21, Block 60, D.L. 284A, Group 1, New Westminster District, Plans 383 and 1771, known as 1323 East First Avenue, being a 6-room, 2-storey house.

Lot 36, Block 40, D.L. 196, Group 1, New Westminster District, Plan 196, known as 331 Powell Street, being a 2-storey frame store with rooms above.

Lot 5, Block 48, D.L. 196, Group 1, New Westminster District, Plan 196, known as 638 Alexander Street, being an 11-room frame dwelling with store adjoining.

Lot 38, Block 51, D.L. 181, Group 1, New Westminster District, Plan 196, known as 705 East Cordova Street, being a 7-room, 2-storey house and garage.

Lots 12 and 13, Block 55, D.L. 196, Group 1, New Westminster District, Plan 196, known as 324-26-28-32 Powell Street, being a 3-storey frame building with stores on ground floor and rooms above.

Lots 9 and 10, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 305A, being Vacant Lots in the unit block on Renfrew Street.

Lots 11 and 12, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 305A, known as 75 Renfrew Street, being a 6-room, 2-storey dwelling.

West 1/4 of Lot 19, Block 465, D.L. 528, Group 1, New Westminster District, known as 2085 West Sixteenth Avenue, being a 1-storey store building with 2 rooms at rear.

Lots 1 and 2, Block 11, D.L. 302, Group 1, Map 177, New Westminster District, known as 2000-4-16-18-20 Yehon Street, being a 2-storey frame store building with rooms above.

Lot 4, Block 26, D.L. 37, Group 1, New Westminster District, Plan 2008, known as 5325 David Street, being a 4-room dwelling.

Lot 26, Block 86, D.L. 196, Group 1, New Westminster District, Plan 196, known as 481-53 East Georgia Street, being a rooming-house with store front on ground floor.

Subdivision 1 of Lots 16 and 17, in subdivision "C," D.L. 319, 324 and part of 323, Group 1, New Westminster District, Plan 6152, known as 1032 South West Marine Drive, being a 7-room dwelling and garage.

Lots 1 and 2, Block 1 of Block 4, D.L. 322, Group 1, New Westminster District, Plan 3065, known as 7505 Ontario Street, being a 6-room dwelling and garage.

Lot 5, Block 8, D.L. 318, Group 1, New Westminster District, Plan 1749, being a vacant lot in the 8700 Block Selkirk Street.

Lot 11, Block 103, D.L. 540, Group 1, New Westminster District, Plan 560, known as 3035 Waterloo Street, being a 5-room dwelling and garage.

Lots 37 and 38, Block 219, D.L. 528, Group 1, New Westminster District, Plan 560, known as 1667 West Second Avenue, being a 6-room dwelling and shed.

Lot 7, Block 394, D.L. 526, Group 1, New Westminster District, Plan 1276, known as 1134 West Eleventh Avenue, being a rooming-house.

Lot 1 and the North 20 feet 7 inches of Lot 2, Block 1, Subdivision "A" of the North East Quarter of Section 51, Town of Hastings Suburban Lands, Plan 1722, being a Vacant Lot on the South West Corner of Twenty-Second Avenue and Boundary Road.

AND

Parcel B, Reference Plan 1166, D.L. 791, Group 1, New Westminster District, being approximately 2 acres of unimproved land in the District of North Vancouver, being the South East Corner of Pipe Line Road and Dollarton Road.

Lot 12, and the East 17 feet of Lot 13, Block 13, of the North Half of Lot 116, Group 1, Map 1236, known as 4955 Frances Street, Burnaby, B.C., and being an 8-room dwelling.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of "The Custodian" for ten per cent. (10%) of the amount offered must accompany each tender.
4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 912 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. Tender must be for purchase for cash.
6. All adjustments will be made at the date of conveyance.
7. Properties will be sold subject to existing leases and encumbrances, if any.
8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.
9. The properties are offered for sale without any warranty whatsoever by the Custodian of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course. Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon, Daylight Saving Time, on the Eleventh Day of December, 1943. Further particulars may be obtained during office hours any day up to Noon on the 10th day of December, 1943, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 20th day of November, 1943.

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

er District, Plan 1276, known as 1134 West
seventh Avenue, being a rooming-house.

Vancouver, B.C.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

February 9, 1946.

FEB 9 1946	
Rec'd	
File No.	12869
Ans.	☒
File	

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

re Catalogue #451,
4055 Francis Street.

Dear Sirs:

On behalf of a client, we have today increased our
offer on the above property to \$3500.

Kindly advise if this is acceptable.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

W. G. Moore

W. G. Moore.

WGM-JM

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
January 15th, 1946.

Rec'd	JAN 16 1946
File No.	12969
By	
Initials	

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

re Catalogue 451,
4055 Frances Street.

We have today received an offer of \$3,000. all cash, on
the above property.

Kindly advise us if this is acceptable to you.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

W G Moore

W. G. Moore.

WGM-JM

CPM \$5500

Rec'd	MAY 22 1945
File No.	12968
Ans.	Witt
Referred	Harrop

3800
1811

748 Union St.,
Vancouver, B.C.,
May 21, 1945.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.

Dear sirs:

RE - PROPERTY--4055 Frances St. Burnaby

Catalogue No. 451

I have looked over the property located at the above address and have arrived at the conclusion that it is worth, to me, \$3000.00, clear title.

As required I am enclosing my certified cheque for \$300.00 as the 10% payment on my offer of \$3000.00.

I am prepared to complete arrangements immediately following the receipt of your favorable decision.

Yours truly,

M. Cubes

Copy for Mr. Peters

12969

February 13, 1946.

Emberton Realty Corp. Ltd.,
415 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 451
4055 Frances Street, Burnaby
12/E.17 11/11 of 116/1/1236

Further to our letter of February 9th we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of your client, of \$3,500.00 for the above described property. Will you please forward to us a certified cheque for the amount of the purchase price.

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, using the enclosed form.

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

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

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

Yours truly,

F. G. Shears,
Director.


Information form.

File No. 12969

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

In the Matter of: Lot 12 & E 17' of Lot 13
of N $\frac{1}{2}$ of Lot 116, Gp. 1, Map 1236, Municipality
of Burnaby, District of New Westminster.

To wit:

J. Hideko SHIMOTAKAHARA

of the city

of Montreal

in the Province of ~~British Columbia~~ QUEBEC

Do Solemnly Declare that

I am the registered owner of the property above described.

The mortgage dated 2nd of October, 1926, and filed in the
Registry Office of the District of New Westminster as No.
56480C in favour of the Ontario Equitable Life and Accident
Insurance Company has been paid in full and a Discharge there-
of was given to me by the mortgage company.

This Discharge of Mortgage is now lost and is not available
for registration.

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

Montreal in the
Province of ~~British Columbia~~ this
3rd day of *April*
A.D. 1945

Hideko Shimotakahara
Registration No. *00224*

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

Commissioner of The Superior Court
For The District of Montreal

Dated

19

IN THE MATTER OF

**STATUTORY
DECLARATION**

THE WILLSON STATIONERY CO. LTD., VANCOUVER, B. C.
Legal Forms for the Four Western Provinces

3350
ADMINISTRATION DEPT

Nov. 17, 1943.

Property to be Advertised

File 12969

4055 Frances Street

Burnaby.

Registered Owner: Hide-ko SHINOTAKAHARA
Lot 12 and the East 17 feet of Lot 13, Block
13 of the North Half of Lot 116, Group 1, Map
1236, Municipality of Burnaby in the District
of New Westminster.

Improvements: Dwelling.

Encumbrance: 56480-0. 2nd October, 1926,
Mortgage in Fee to Ontario Equitable Life
& Accident Insurance Company for the sum of
\$1800.00 with interest at rate of 8% per annum.

Letter on file from Equitable Life dated
Nov. 2nd, 1942, states Mortgage paid in full
October 13th, 1931 and same discharged. The
Discharge has not been registered.

Agent. Pemberton Realty Corporation Limited.

To be advertised



File No. 12969.
Catalogue No. 451.

May 21st, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Hide-ko SHIMOTAKAHARA
Wm. of Burnaby
Lot 12 and the E. 17 ft. of Lot 13
of N. $\frac{1}{2}$ of Lot 116, Gp. 1, Map 1236,
D. B. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, March 12th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 200062-E, dated March 12th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 200063-E, dated March 12th, 1946, registering the property in the name of Clara Trademan (Deed).
3. Duplicate of Transmission dated March 4th, 1946.
4. Duplicate of Deed dated March 4th, 1946- Secretary of State to Clara Trademan.
5. Certificate of Indefeasible Title number 200063-E, dated May 10th, 1946, covering the above property in the name of Clara Trademan.

D. A. Cramer

DAC:JS
Attch.

Catalogue No. 451
File No. 12969
4055 Frances Street, Burnaby
12/E.17' 13/13 of N₂ of 116/1/1236

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to
me of this property have been settled.

Receipt is acknowledged of cheque for \$25.06, representing closing adjust-
ments on sale to me of the above property.

Dated at Vancouver B. C., this 27 day of May 1946.

Signed Clara Trademan

Return to the Custodian

Please mail to
3970 - E. Hastings St.
Vancouver B.C.

12969

REGISTERED A/R

May 28, 1946.

Mrs. Clara Trademan,
3970 East Hastings Street,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 451
4055 Frances Street, Burnaby
12/E.17/13/13 of N2 of 116/1/1236

Enclosed please find Certificate of Title No.
200063-E, covering the above described property in your name.

We are also enclosing The Franklin Fire Insurance
Co., Policy No. 15009, which has been assigned to you.

Yours truly,

George Peters,
Administration Department.

/EB
Enc. 2 -

POST OFFICE DEPARTMENT ADMINISTRATION DES POSTES CANADA		ACKNOWLEDGMENT AVIS DE RÉCÉ	
This side to be filled in by office of origin Le recto est à remplir par le bureau d'origine		Date & Time Date et heure	
REGISTERED ARTICLE Envoi recommandé		EVACUATION SECTION	
ENTERED AT THE OFFICE OF Enregistré au bureau de poste de		File No. 12969	
DATE		Ans.	
UNDER NO. 22160		Referred	
ADDRESSED TO Adressé à		RETURN TO Retourner à	
Mrs. Clara Trademan, 3970 East Hastings St., Vancouver, B. C.		Office of the Custodian, 506 Royal Bank Bldg., Vancouver, B. C. (12969-EB)	
STREET AND NUMBER Rue et numéro		PLACE OF ORIGIN OF REGISTERED ARTICLE Lieu d'origine de l'objet recommandé	
Vancouver, B. C.		(1) IN PRINTED CHARACTERS En lettres moulées	

SCF-200 010-19-4-14

12769

REGISTERED

AIR MAIL

August 26th, 1946

Mrs. Hideko SHIMOTAKAHARA,
Registration No. 00224,
966 St. Catherine St. West,
Montreal, Quebec.

Dear Madam:

We have for acknowledgement Mr. Shimotakahara's letter of July 23rd requesting that we forward the funds from the sale of 4055 Frances Street, Burnaby, B.C. We now enclose Custodian cheque in the sum of \$3687.97, representing your entire credit with this office.

A statement of your account with the Custodian is enclosed, together with a statement relating to the sale of 4055 Frances Street, Burnaby. You will note the net credit obtained from the sale of the above property is shown on your statement of account. Statements of your account previous to the date shown on the statement enclosed, have been sent to you.

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

Yours truly,

A. G. McArthur,
Administration Department

/ER

Enc.-Custodian cheque \$3687.97.
Return envelope.

12969

REGISTERED

AIR MAIL

August 26th, 1946

Mrs. Hideko SHIMOTAKAHARA,
Registration No. 00224,
966 St. Catherine St. West,
Montreal, Quebec.

Dear Madam:

We have for acknowledgement Mr. Shimotakahara's letter of July 23rd requesting that we forward the funds from the sale of 4055 Frances Street, Burnaby, B.C. We now enclose Custodian cheque in the sum of \$3687.97, representing your entire credit with this office.

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

Yours truly,

A. G. McArthur,
Administration Department

/ER

Enc.-Custodian cheque \$3687.97.
Return envelope.

P S.: This office has again been in touch with the purchaser of 4055 Frances Street, Burnaby, and also with the tenant, and it is expected a suggested settlement will be submitted to you shortly.

HIDEKO SHIMOTAKA NAKA

Ry # 00224
276 No. 12919

		Debit	Credit	Balance
<u>1945</u>				
Aug. 23	Balance as per Statement sent	\$	\$ 190.92	\$ 190.92
Oct. 18	B.C. Electric Rly. Co. Ltd., refund Security Deposits		6.51	
Dec. 22	Rents collected - 4 months @ \$37.00		148.00	
	Agent's Commission	7.40		
	Repairs	3.50		
<u>1946</u>				
Jan. 18	Rents collected		37.00	
	Agent's Commission	1.85		
Feb. 19	Refund Insurance Premium		5.50	
	Water	7.00		
	Oil Burner Service	4.75		
	Balance Rents to date Net		26.37	
22	Credit re Sale of Property			
			<u>3298.17</u>	
		\$ 24.50	\$ 3713.47	\$ 3687.97 Cr.

STATEMENT RE SALE OF:

Catalogue No: 451

Name: SHIMOTAKAHARA, Hideko

Street Address: 4055 Francis St.,
Burnaby, B. C.

File No: 12969

Legal Description: 12 E17' of 13/13 of N₂ of 116.

Reg. No. 00224

Date of Sale and Adjustments February 22nd, 1946.

Sale Price		
Real Estate Agents Commission		\$ 3500.00
Charge for Valuation	\$ 175.00	
Charge for Advertising	17.50	
Land Registry Office Transmission Fee	13.20	
Registration Fees	2.50	
Encumbrances:	1.00	
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		
Taxes		18.68
Water	16.21	
		4.90
	225.41	3523.58
Net Proceeds credited to your account		3298.17

Date:.....Aug. 26/46.....

Compiled by:.....G. PETERS.....

Catalogue No. 451
File No. 12969
4055 Frances St., Burnaby
12/E.17: 13/13 of H₂ of 116/1/1236

March 22, 1946.

CLARA TRADEMAN
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at February 22, 1946)

	DEBIT	CREDIT
Purchase price	\$3,500.00	
Cheques received		\$3,500.00
Seller's proportion of taxes for 1946 - 53/365 x \$111.65		16.21
<u>Amount of rent collected</u>		
February 22nd to February 28th - 7/28 x \$35.15		8.78
March 1st to March 31st - 1 month		35.15
Registration fees on deed - \$3,500.00	11.50	
Insurance premium - \$30.00 (Ex. 5/1/48) - unearned portion	18.68	
Purchaser's proportion of water paid to June 30/46 - 129/184 x \$7.00	4.90	
Balance owing to purchaser	25.06	
	<u>\$3,560.14</u>	<u>\$3,560.14</u>

BALANCE OWING TO PURCHASER \$25.06

SUMMARY of LIABILITIES

File No. 12969

July 3rd, 1946

Re: Hideko SHIMOTAKAHARA
Reg. No. 00224.

This file reveals no claims against the above Japanese
person.

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

E. Robertson

E. Robertson.

/ER

PERSONAL PROPERTY SUMMARY

File No. 12969

July 4th, 1946

Re: Hideko SHIMOTAKAHARA
Registration No. 00224.

Chattels:

See Chattels Summary attached.

Specified
Articles:

This file reveals no Specified Articles as belonging to the above Evacuee.

Accounts
Receivable:

In October, 1945, two B. C. Electric Co. Security Deposits in the amounts of \$3.00 and \$3.51 were refunded and credited to Mrs. Shimotakahara's account.

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

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

E. Robertson
E. Robertson.

/ER

SUMMARY of PERSONAL
PROPERTY

File No. 12969

Hide-ko SHIMOTAKAHARA

Reg. No. 00224

CHATELS:

Certain unknown chattels were sold by Mrs. Shimotakahara to the tenant, J. A. Heineman without reference to this office. (See chattels report of 29/6/42).

A quantity of chattels was stored in a small room in the basement. This room was locked and boarded up. All these chattels were removed by Mr. Shimotakahara on his visit to Vancouver in the Fall of 1943 (See memo on file dated March 22/45)

* No chattels are therefore involved in connection with this file.

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

P. Doust
P. Doust
September 1, 1945.

* NOTE: July 4/46.

In a letter dated Sept. 7/45 Mrs. Shimotakahara stated that all the linoleum on the premises belonged to her and the tenant was paying \$2.00 per month, out of his monthly rental of \$37.00, for the use of the linoleum. This arrangement was confirmed by the tenant, Mr. Heineman, on October 19, 1945, who at the same time stated it was practically worn out as it was in poor condition when he took over the premises. Mr. Heineman also said it would have no salvage value if lifted. Mrs. Shimotakahara was advised of this but replied that as the linoleum was INLAID and was in good condition when she vacated the premises, it should not be nearly worn out. Mr. Spain inspected the condition of the linoleum and advised it was not worth moving, and that it should be sold to the new owner. We accordingly advised Mrs. Shimotakahara that it would not be advisable to try to lift this linoleum and we would endeavor to obtain from the prospective purchaser a sum sufficient to cover the value of the linoleum at the time of sale. On February 27, 1946 and again on March 26, Pemberton Realty was written regarding their efforts to obtain an offer from the new owner of the property for this linoleum but to date no offer has been received.

Oct. 21/46. Above Linoleum purchased by Mrs. Heineman (Mrs. J. A. Heineman) as agreed by Mrs. Shimotakahara in letter of Oct. 19/45.

File No. 10831
12969 ✓

March 22nd 1945.

MEMORANDUM

TO: Mr. G. B. Spain
FROM: Mr. W. J. Johnston

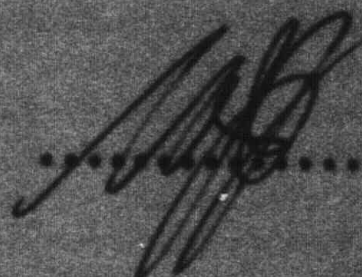
Re: 4035 Frances Street,
Burnaby, B. C.

The property at the above-mentioned address is registered in the name of (Mrs.) Hide-ko SHIMOTAKAHARA but both she and her husband declared "furniture locked up in basement of home".

Please inventory the furniture found at this address and, as customary, remove same to our auction room to be sold. Your efforts to determine the actual ownership of these chattels will also be appreciated.

The original report received from our agent, Pemberton Realty Corporation Limited, states that the balance of the furniture was sold to the incoming tenant by Mr. Shimotakahara direct. Mr. J. A. Heineman has been the tenant continually.

Thanking you in anticipation of an early report.


.....

23rd June, 1947.

MEMORANDUM

SHIMOTAKAHARA, Hideko (Mrs. Toraryu)
 Re: 4055 Frances Street,
 Burnaby, B.C.

Pl. 01836

Mr. Shimotakahara called at our office today and stated that he had left in his house at 4055 Frances Street certain books, encyclopedias, fern pots and wished to know if he could obtain same.

The property was sold by us to Clara Trademan but the tenant, Mr. J.E. Heineman, who was placed there by Mr. Shimotakahara through Pemberton, is still the tenant of the property.

We advised Mr. Shimotakahara that we would make some enquiries and he was to call at our office again on Thursday morning.

F. G. Shears
 F. G. Shears,
 Director.

July 23/47.

This Memorandum was handed to me today. I telephoned Mrs. Heineman and she stated Mr. Shimotakahara called at the house a few days before Mr. Shears' phone. He looked the place over; talked to Mr. Heineman but never mentioned anything about books, etc. Mrs. Heineman stated that two or three years ago, Mr. Shimotakahara called with another man and a truck and removed practically everything from a room he had reserved in the basement. They subsequently used this room for a mudart bin and she believes there may be some Japanese books still there. She stated Mr. Shimotakahara is welcome to take these & the flower pots, etc.

FGS/PMH

12969

October 3rd, 1946

Mrs. Hideko SUMOTAKAHARA,
Reg. No. 00224,
963 St. Catherine St. West,
Montreal, Quebec.

Dear Madam:

On September 13th we wrote to you advising that we are holding Mrs. Tradesman's cheque in the sum of \$25.00 for the purchase of the linoleum left for the use of the tenants at 4055 Frances Street, Burnaby.

Please let us know by return whether you wish to accept the above amount for your linoleum.

Yours truly,

A. G. McArthur,
Administration Department

/ER

12969

REGISTERED MAIL

October 21, 1946

Mrs. Hideko SHIMOTAKAHARA,
Reg. No. 00224,
966 St. Catherine St. West,
Montreal, Quebec.

Dear Madam:

We have for acknowledgement your letter of October 10th, 1946 and now enclose Custodian cheque in the sum of \$39.00, representing your entire credit with this office.

Your assets have now been liquidated and the final balance is enclosed herewith. Kindly acknowledge receipt of the above cheque.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/ER
Enc.-Custodian cheque \$39.00
-Return envelope

12969

September 13, 1946.

Mrs. Hideko SHIMOTAKAHARA,
Reg. No. 00224,
966 St. Catherine St., West,
Montreal, Quebec.

Dear Madam:

Further to our letter of August 26th last, we now have received an offer from Mrs. Trademan, who purchased your house, in the sum of \$25.00 as a purchasing price for the linoleum left for the use of the tenants on the property 4055 Frances Street, Vancouver. We have since our last report, received \$12.00 cash for rent of the linoleum since the time of the sale, and an additional \$2.00 will be coming in for September which will be credited to your account.

In view of the fact that you have already received in rents a considerable sum of money and that the linoleum would be greatly reduced in value if it were removed from the floor, the price offered by Mrs. Trademan would seem to be a very good one from your point of view.

Mrs. Trademan's cheque is being held in this office until we hear from you whether you wish to sell your linoleum at this price. We would suggest that you reply by return mail if possible also acknowledging our letter of August 26th in which we enclosed Custodian cheque in the sum of \$3687.97 representing your then credit with this office.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

File No. 12969

TO: File No. 12969

FROM: Mrs. McArthur

Re: Linoleum at 4055 Frances Street,
Burnaby, B. C.

I have been in touch by telephone with Mr. Trademan in connection with the refund of rents which he has received from February 22nd, 1946 (date at which adjustments in connection with the above real property were made) with reference to Mrs. Shimotakahara's linoleum which still remains on the floor of 4055 Frances Street, (bought as of February 22nd, 1946, by Mrs. Clara Trademan)

Mr. Trademan has agreed to come into the office on Wednesday, September 4th, to make the necessary adjustment, at which time he should be advised that the \$2.00 per month rent for the linoleum is being collected by the Custodian on behalf of Mrs. Shimotakahara from the tenant, Mr. Heineman. The fact that the \$37.00 per month rent paid by the Heinemans included \$2.00 for rent for the linoleum, which was not included in the sale to the Trademans, was understood by Mrs. Trademan when she bought the house. There should, therefore, be no objection from Mr. Trademan to refunding this excess money which he has been receiving for the past six months, nor to the collection by the Custodian of the rents in future.

I have also been in touch with Mrs. Heineman, the tenant of the house, and she will discuss with her husband whether they will continue to pay the \$2.00 per month rent or make an offer to Mrs. Shimotakahara to buy the linoleum. She has agreed that she will telephone this office at 11 a.m. Friday morning. This offer should be held until after the call from Mr. Trademan because Mr. Trademan should be asked whether he would make an offer on the linoleum, and these offers should be then submitted to Mrs. Shimotakahara who should at that time be told that the Custodian will have no objection to her making whatever arrangements she sees fit relative to this linoleum. It could be pointed out to her at that time that she has already received, to the knowledge of the Custodian, a total of \$84.00 in rents for the linoleum and that whatever, in addition, she receives should make a total approximating the value of this floor covering, even when new.

AGM/ER

Telephone - Mrs. Heineman: Glen. 0183-L
Mrs. Trademan: Glen. 1391

Aug 30/46. Mrs. Heineman telephoned to say that line on 2 bedrooms down & 2 rms. hall upstairs - offers 20⁰⁰ - Has already pd over 100⁰⁰ in rent (84 & 60)

MEMORANDUM

A further sum to be received from Trademan \$12 (10⁰⁰) and 20⁰⁰ cash August 29, 1946. Loans gave Mrs. Shimotakahara about 130⁰⁰ for her line.

Recover from Trademan 2⁰⁰ for Apr repairs by Custodian to
Rentals adjustment as at Nov 31/46. May
(See memo Feb 28/46) June } pd by Trademan direct to
April Rent returned to Rentators Apr 24/46 July }
(See from file that date) for Mrs. Trademan. Aug.

12969

November 16th, 1945

Mrs. Hideko SHINOTAKAHARA,
Registration No. 00224,
966 St. Catherine St. West,
Montreal, Quebec.

Dear Madam: Re: 4055 Frances St., Burnaby, B.C.

We are in receipt of your letter of October 27, 1945 and in view of your remarks it was arranged that the head of our Protection Department, Mr. Spain, should call at the house at an early opportunity. This he has done and reports that in some parts of the house the linoleum is considerably worn, such as the hall, etcetra.

Quite a lot of the linoleum is nailed to the floor, and we would point out that the usual practice is when a house is sold that all nailed linoleum goes with the house. In the present case our Mr. Spain is of the opinion that it would be a great mistake to attempt to remove this linoleum, and in view of the fact that it is rented for \$2.00 per month the present arrangement will be continued, but when the house is sold we will make a special point of the linoleum and endeavor to obtain from the prospective purchaser a sum to cover the value of the linoleum at the time.

In the circumstances the above, we feel, is the best solution to this matter and you will realize it will be infinitely better to try to sell the linoleum to the purchaser of the house as considerable damage would occur if it were removed. There would also be the cost of removing same, and in Mr. Spain's view it is doubtful whether what would be obtained at auction would cover the cost of removing this linoleum, cartage, cost of auction, etc.

Yours truly,

P. Douet,
Administration Department

PD/R

*House sold
w/ lin in
Kitchen &
Bathroom*

12969

August 31st, 1945.

Mrs. Hideko SHIMOTAKAHARA,
Registration No. 00224,
966 St. Catherine St. West,
Montreal, Quebec.

Dear Sir:

Your letter of August 23rd to Pemberton Realty Corporation has been passed on to us for our attention and we should have thought by now you would have realized that any information respecting your property should be addressed to this office.

Respecting 4055 Frances Street, Burnaby, B. C., we enclose a statement of your account prepared by our Accounting Department which shows a credit balance of \$190.92. The following items, however, have been debited to your account but are not shown in same:

J.J. Gibbons - Adv.	9.20
Advertising	4.00
Valuation fee	7.50
Registration fee Lot 12 & E.17/13	1.00
Coulthard, Sutherland - Valuation	10.00
	<u>\$31.70</u>

After allowing for the above sundries your credit balance is \$159.22, which please note. Eventually the special charges mentioned above will be shown in final statements which will be sent to you when this property is sold. You are aware that up to the present we have not received a satisfactory offer in line with the independent valuation made on this property.

Yours truly,

P. Doust,
Administration Department

PD/ER

Enc.

HIDEKO SHIMOTAKAHARA

File No. 12969
Reg. No. 00224

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 September 27	Balance as per statement sent		276.43	
October 20	Rents collected Commission	1.85	37.00	
November 26	Rents collected Commission	1.85	37.00	
December 29	Rents collected Commission	1.85	37.00	
1944 January 20	Rents collected Commission Repairs & Maintenance	1.85 22.50	37.00	
February 25	Rents collected Commission Repairs & Maintenance Sundry	1.85 6.50 7.00	37.00	
March 24	Rents collected Commission	1.85	37.00	
April 24	Rents collected Commission	1.85	37.00	
May 27	Rents collected Commission	1.85	37.00	
June 24	Rents collected Commission	1.85	37.00	
July 12	1944 taxes	110.81		
July 24	Rents collected Commission Repairs & Maintenance Sundry	1.85 24.65 7.00	37.00	
August 23	Rents collected Commission Repairs & Maintenance	1.85 36.35	37.00	

Date

1944 September 23

Particulars

Rents collected
Commission

October 25

Rents collected
Commission

November 24

Rents collected
Commission

December 27

Rents collected
Commission

1945 January 8

January 22

January 23

Pemberton Insurance Co. - Insurance premium
Wilson & White - Notarial fee lot 12 & E 17 of Lot 13
Rents collected
Commission
Repairs & Maintenance

January 30

February 24

Additional insurance premium
Rents collected
Commission
Sundry

March 24

Rents collected
Commission

August 13

April 25

Land Registry Office - Certificate of Encumbrance
Rents collected
Commission

May 23

Rents collected
Commission

June 22

Rents collected
Commission

July 10

1945 Taxes

- 2 -

Debit

Credit

Balance

File No. 12969

1.85

37.00

1.85

37.00

1.85

37.00

1.85

37.00

35.00

6.00

1.85

37.00

0.25

.50

1.85
7.00

37.00

1.85

37.00

1.00

1.85

37.00

1.85

37.00

1.85

37.00

111.65

File No. 12969

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 July 19	Rents collected Commission Repairs & Maintenance Sundry	1.85 4.75 7.00	37.00	
August 8	Cheque to you	500.00		
August 23	Rents collected Commission	1.85	37.00	

CR \$ 190.92

12969

August 3rd, 1945.

Mrs. Hideo SHIMOTAKAHARA,
Registration No. 00224,
966 St. Catherine St. West,
Montreal, Quebec.

Dear Madam:

We are in receipt of your letter of the 28th of July and enclose cheque for \$500.00 which leaves you with a credit balance of \$124.97.

In your letter you refer to your property at 4055 Keefer Street, this should of course be 4055 Frances Street. We would take this opportunity of informing you that in January of this year we cleared up the matter of removing the Mortgage from the records in the Land Registry Office, having obtained a Statutory Declaration of the Treasurer of the Equitable Life Insurance Company of Canada that that Company had no interest in the Mortgage. The Land Registry Office issued a new Certificate of Encumbrance, of which we have a copy on file, and no reference is made on this Certificate to any Mortgage.

We pass this information on to you as apparently you were not informed at the time the above matter was completed.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

File 12969

December 29th, 1944.

MEMORANDUM

TO: THE FILE

FROM: MR. MACPHERSON

RE: Lot 12 & the E 17' of Lot 13 of
N $\frac{1}{2}$ of Lot 116, Gp. 1, Map 1236,
Municipality of Burnaby, D.N.W.

The Mortgage registered against this property as No. 56480C, dated 2nd of October, 1926, in favour of the Ontario Equitable Life & Accident Insurance Company has been paid in full. The Discharge of Mortgage was received from the mortgagee but not registered and cannot now be found.

I interviewed Mr. Bidwell, Manager of the Equitable Life Insurance Company this morning and ascertained that all the assets of the Ontario Equitable Life & Accident Insurance Co. were taken over by the Equitable Life Insurance Co. in 1937, and that the mortgage in question was not among the assets so taken over. Mr. Bidwell referred me to the solicitors of the Company, Messrs. Wilson and White of 475 Howe Street, and I interviewed Mr. Wilson who stated that the Equitable Life was not in a position to issue a Discharge or a Duplicate Discharge in view of the fact that this mortgage was not assigned to the Equitable Life. On further discussion Mr. Wilson said he would be willing to write to the Equitable Life and that a document should be prepared in a form that might be satisfactory to the Land Registry Office and which would be signed by the manager of the Equitable Life in Toronto, stating that the Equitable Life Insurance Co. had taken over all the assets of the Ontario Equitable Life & Accident Insurance Co. and that the mortgage in question was not among the assets taken over, and that the Equitable Life as successor to the Ontario Life has no claim against the property. Mr. Wilson will write Mr. Bidwell along these lines and will send a copy to this office. When this has been done I propose that the matter be submitted to Mr. Stokes.

We should also have from Mrs. Shimotakahara a Notarial Declaration to the effect that the mortgage had been paid in full and a Discharge had been received from the Ontario Equitable Life and Accident Insurance Co., but unregistered, and that the Discharge has since been lost.

*2-1-5 - Mr. Wilson (over) is preparing an affidavit
to be made by Equitable Life which will
be accepted by Reg. - at charge to Government*

Memo to File - cont.

Should it not be possible to induce the Registrar with this document to cancel the mortgage, an application to the Supreme Court could be made with a view to procuring a Court Order instructing the Registrar to cancel the registration of the mortgage.

J.M.

IN:AM

12969

December 29th, 1944.

Mrs. Hideko SHIMOTAHARA,
Registration No. 39224,
373 St. Catherine Road,
Outremont, Quebec.

Dear Madam:

Re: Lot 12 & the E 17' of Lot 13 of
N $\frac{1}{2}$ of Lot 116, Map 1236, Gp. 1,
Municipality of Burnaby, B.C.

We thank you for your letter of December 18th and while the situation is regretful we will have to see if some other way can be devised to remove the Mortgage from the records in the Land Registry Office.

We have interviewed the manager of the Equitable Life Insurance Company here and have been assured that he will do everything that is possible to clear the situation.

The difficulty is that the Equitable Life took over the assets of the Ontario Equitable Life and Accident Insurance Company in 1937 and the Mortgage having previously been discharged, this Mortgage was not among the assets so taken over and the Equitable Life cannot, therefore, give a Discharge of Mortgage which they never had.

However, I may be able to procure a clearance of the Mortgage from the records in the Land Registry Office if you will be so good as to go before a Notary Public in Montreal and make a declaration, which we enclose herewith, returning two copies to this office. With this, and the letter which we hope to procure from the Equitable Life, we may be able to induce the Registrar to cancel the mortgage.

Thanking you in anticipation for your assistance.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM - enc.

12969

December 4th, 1944.

Mrs. Hideko SHIMOTAHARA,
Registration No. 00224,
373 St. Catherine Road,
Outremont, Quebec.

Dear Madam:

Re: Lot 12 & E 17' of Lot 13 of N₂ of
Lot 116, Gp. 1, Map 1236, Munc. of
Burnaby, District of New Westminster.

Your title to the above described property is subject to a Mortgage in favor of the Ontario Equitable Life and Accident Insurance Company and you have informed us that this Mortgage has been paid up in full and that you hold a Discharge of Mortgage in a safe in Vancouver. We have endeavored to get from the Insurance Company a duplicate Discharge which can be registered and thus place your title clear of encumbrance. The Insurance Company, however, went out of business a good many years ago and as the former officers are no longer available to sign the duplicate, this method of clearing the title cannot be used.

We are accordingly asking you if you will be so good as to advise us where the safe containing your Discharge is, and also to send us the combination of the lock and authorize us to take from the safe, Discharge for registration. We suggest that you name someone in Vancouver to be present when the safe is opened in order to see that nothing is extracted therefrom except the Discharge, or if you prefer, we will have one of our staff in attendance to see to this. If you are agreeable you should send us a letter addressed to the owner of the property where the safe is, authorizing us to do this. In addition, if you will send us the Certificate of Title which we believe you have in the Bank of Commerce at Montreal, we will arrange for a new Certificate of Title to be issued in your name and which will show the property freed of encumbrance. If you have forgotten or mislaid the combination of the safe and will so instruct us, we will arrange for an expert to open it and will procure the Discharge. We thank you in advance for your cooperation in this matter.

Yours truly,

Ian Macpherson,
Title Examiner.

IN:AM