

12984

P.D. 12984

INFORMATION FROM R.C.M.P.

DATE July 2, 1943

Our File No. 12984

Full Name AOKI, George Tameo
(Surname in Block Letters)

Registration No. 01635

^V
Male - Female
(Check)

Age April 10, 1904

Former Address 313 Alexander St., Vancouver, B. C.

Date Evacuated Sept. 29/42

^V
Naturalized - Canadian-Born - National
(Check)

Present Address Tashme, B. C.

^V
Married - Single
(Check)

nee
Name of Wife (OHASHI) Kiyo #01634

Name of Husband

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 William Kazuo Nov. 17/29; Sado Richard June 21/31
Keiko May 12/33.

Requested by L.F.

Registered with Custodian Yes
(Yes or No)

Additional Information Salesman.

12984/11240/15650

REGISTERED.

February 5th, 1946.

Mr. George Taseo AOKI, Administrator,
Reg. No. 01635,
Tashme, B.C.

Dear Sir:-

We are enclosing to you herewith statements of account as follows,-
General Statement showing balance of \$21.88 to your credit. Since the statement
was prepared, a charge of \$1.30 for Certified copy of Administration Order has
been made, reducing the balance to \$20.58; also Statement of Joint account with
your wife, showing a credit balance of \$88.02.

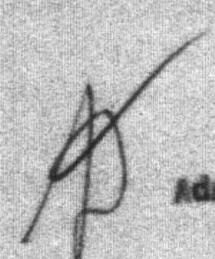
On October 11, 1944 we forwarded to you a letter with statement inform-
ing you of the sale of 313 Alexander Street containing particulars of same.

Statement of Joint a/c herein gives particulars of the operation of
the AOKI Rooms at 313 Alexander Street. As this property was in the name of the
Estate of your father, Yone Kichi AOKI, of whose Estate you were and are Administrator,
and as the chattels therein belonged to Mrs. AOKI, we have thought it advisable to
transfer this small balance of \$88.02 to the Estate account, leaving any adjustments
in respect to same to be arranged between you.

The account of the Estate then shows \$20.58 plus \$88.02 or \$108.60 for
which amount we are enclosing herewith our cheque to your order in Trust.

It would appear that these statements with information contained in
previous letters and statements, account for all the property in which you are
interested which vested with the Custodian, and in order that you may confirm this,
and acknowledge the within cheque, we are enclosing a stamped addressed envelope
for your convenience in replying.

Yours truly,


B.R. Dusenbury,
Administration Department.

BRD/DD.
Encs. 3.
cc. to Mrs. AOKI.

File No. 12984/11240.

January 29th, 1946.

MEMORANDUM

TO: Mr. B. R. Dusenbury

FROM: Mr. D. A. Cramer

Lot 3, Block 39, D.L. 196, Plan 196, Vancouver.

George Tameo AOKI, Reg. No. 01635 and File 12984
ADMINISTRATOR.

With reference to your memorandum of January 26th, I obtained from the Registrar of the Supreme Court a copy of the Probate, Form "C", No. 26288, appointing George Tameo AOKI as Administrator of the Estate of Yone Kichi AOKI, which I now attach herewith.

I also attach herewith receipt with the fees in connection therewith which were paid. \$1.30.

D. A. Cramer

DAC:JS
Atch.



FORM C.
26288

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN PROBATE

VANCOUVER REGISTRY

B.C.L.S.
\$2.00

Estate sworn under.....
Probate Duty
Succession Duty

BE IT KNOWN that on the 24th day of June,
1940, Letters of Administration of all the estate which
by law devolves to and vests in the personal represen-
tative of YONE KICHI AOKI, late of the City of Vancouver,
Province of British Columbia, deceased, who died on
the 26th day of January, 1940, at the said City of
Vancouver, intestate, were granted by the Supreme Court
of British Columbia to GEORGE TAMEO AOKI, of the City
of Vancouver, B.C., the lawful Son of the said intestate.

GIVEN under the Seal of the said Court, this
Twenty-fifth day of June, A.D. 1940.

"H. BROWN"
Deputy District Registrar.

Extracted by J.A. O'Connor, Esq.,
Solicitor.

SEAL

I hereby certify that the within document is
a true and correct copy of the original in
which it purports to be a copy.
Dated at Vancouver, B.C. 29th
day of January, A.D. 1946
[Signature]
District Registrar

VANCOUVER
JUNE 25 1940
REGISTRY

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during
the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or
to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever
nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the
express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment
is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

COPY

File #213 (Internee)

8th September, 1945.

MEMORANDUM

To: Mr. Dusenbury

From: Mr. F.G. Shears

Re: Dr. G.G. Hori

12984
Among the Accounts Receivable declared by Dr. Hori are the following:-

<u>File No</u>	<u>Name</u>	<u>Am't. owing</u>	<u>Credit</u>
11240	Aoki, Mrs. (George T.)	\$35.00	\$88.02
✓ 12984	Aoki, George T.	)	)
13191	Uesaki, Tahaichi	50.00	44.31
11044	Otsuji, R.	25.00	67.72
11587/8	Dachima, Miss Itoko	15.00	1,043 .90
12253	Matsumoto, Kingo	25.00	4.70

Mr. Good informs me that these debtors have credit balances as shown above.

If any of these balances are available for settlement of the particular claim, please make the necessary authorization so that Mr. Good may transfer such amounts to Dr. Hori's credit.

FGS/PMB.

(Signed) F.G. Shears.
Director.

[Handwritten signature]

File No 12984

CLAIMS

Geo. Tameo AOKI
Reg. No. 01635

Sep 13/1945

CREDITORS

Dr. M. Uchida \$149.00 withdrawn

G. EBATA

73.53

Denied by Aoki to 14-9-45

Dr. C.H. HORI

35.00

"

"

"

"

(Memo 8-9-45 Shears)

*Wife
1-24-45*

[Signature]

cc to File 11240

Mrs. George Tameo AOKI.

*No further action
Memo 15-10-45*

[Signature]

12984

March 6, 1945.

Mr. George Taseo AOKI,
Registration No. 01699,
TAMM, S. C.

Dear Sir:

Re: Metropolitan Life Policies
83571199 & 83571200—Kasuo F. AOKI
83648509 & 83648590—Gedao F. AOKI
83648591 & 83648592—Heiko F. AOKI

We have received from the Metropolitan Life and enclose herewith cheques for \$34.68 payable to Kasuo William Aoki and Taseo G. Aoki representing the cash value of the first two policies noted above; and cheques for \$78.96 payable to George Taseo Aoki representing the cash value of the remaining four policies.

Yours truly,

S. H. Gibson,
Insurance Department

SH:100

Encl.

METROPOLITAN LIFE INSURANCE COMPANY

FREDERICK H. ECKER, *Chairman of the Board*

LEROY A. LINCOLN, *President*

CLAIM DIVISION
ARTHUR S. BOURINOT
Manager

EVACUATION SECTION	
Rec'd	MAR 6 1945
File No.	12787
Ass.	CANADIAN HEAD OFFICE
Submitted	OTTAWA, CANADA

March 1, 1945

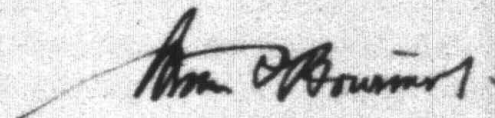
Re: Policy Nos. 83571199 & 83571200 - Kazuo W. Aoki
83648589 & 83648590 - Sadao R. Aoki
83648591 & 83648592 - Meiko M. Aoki

S. M. Gibson, Esq.
Insurance Department
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Building
Hastings & Granville
Vancouver, B.C.

Dear Sir:

Mr. George Tameo Aoki, Tashme, B.C., father of the insureds, has requested the cash value of these policies. We accordingly enclose herewith cheque for \$34.68 payable to Kazuo William Aoki and Tameo G. Aoki representing the cash value of the first two policies noted above, and cheque for \$78.96 payable to George Tameo Aoki representing the cash value of the remaining four policies. According to our records the former address is 313 Alexander, Vancouver, B.C. Will you kindly acknowledge receipt.

Yours truly,



Manager

ASB/GAY
Enc.

H. B. LEMTY
DIRECTOR

J. M. KIRKWOOD
DIRECTOR

RICHARDS, AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

614 PENDER STREET, WEST

VANCOUVER, B. C.

TELEPHONE
MARINE 6141

FEB 19 1944

Rec'd	
File No.	12984
Referred	HARROP

February 19th, 1944

SOLE AGENTS
RICHARDS, AKROYD & GALL

AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE
GUARANTEE & ACCIDENT COMPANY
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE
COMPANY

LIFE

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

Cat No 4

Dear Sirs:-

Re: Your Files #11240 & 12984
Aoki, 313 Alexander St,

Further to Mr. George Cooke's offer
to purchase the premises in question and our
undertaking to obtain a release from the
Mortgagee on payment of \$850.00. We enclose
the Company's cheque for the sum of \$1000.00
as required by your office.

As soon as confirmation is
received by you from Ottawa that the sale has
been authorized we will secure the necessary
release from Mrs Akroyd.

Yours truly,

RICHARDS, AKROYD & GALL., LTD.

J. B. Chorlithwait
per

12984
~~22240~~

15th January, 1944.

Messrs. Richards, Akroyd & Gall, Ltd.,
614 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 4
313 Alexander St.

With reference to your letter of December 31st we note that Mrs. Akroyd, the holder of the mortgage of the above property is willing to accept \$250.00 net in full payment of the amount of principal and interest amounting to \$2,360.00 now due on the mortgage.

We also note that on behalf of Mr. George Cooke you are submitting an offer of \$1,000.00 net as full purchase price of this property, also that Mr. Cooke is aware of the condition of the premises and is prepared to accept same in its present condition.

This is to advise you that we are prepared to recommend the acceptance of Mr. Cooke's offer and if you will forward this amount to this office the necessary documents will be prepared to complete this transaction in accordance with the arrangements agreed upon.

Yours truly,

F. G. Shears,
Director.

FGS/P.H

File Nos. 12240 & 12284

MEMORANDUM

To: Mr. P. C. Sheare

January 3rd, 1944

From: Mr. G. D. Wilson

Re: Catalogue No. 4.

In connection with the property at 313 Alexander Street, we received an offer of \$850.00 and you advised the prospective purchaser, Mr. Cooke (not Cooke as stated in your letter) that you would be willing to accept, but we then ascertained that there was a Mortgage of \$2,360.00 and the sale was held up.

After many months of negotiation Messrs. Richards, Akroyd & Gall have been able to have Mr. Cooke raise his offer to \$1,000.00 and Mrs. Akroyd, the holder of the Mortgage, to agree to accept \$850.00 in full settlement of her Mortgage. This will enable us to complete the transaction as the account will stand as follows:

Discharge of Mortgage	\$850.00
Balance of Taxes	165.69
Registration Fees	6.00
Real Estate Commission	50.00

\$1071.69

against this we would receive:

Cash	\$1000.00
Credit Balance with Custodian	90.72
Additional rent in hands of Richards, Akroyd & Gall	25.00

\$1115.72

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

HEADQUARTERS File No.

DIVISION & File No.

(J.R. 01635)

SUB/DIV. & Div. No.

DETACHMENT & File No.

DATE Dec 30th 1943

Re: George James AGRI, (formerly of 313 Alexander St, Vancouver, B.C.)

On March 9th 1942, 1 D.E. McFarlane, Cst.

Came into possession of the following described goods by

Handed over by owner

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1		General Electric Mantel radio. #1125-(0-66)
			Mr. P.O. Shears, Office of Custodian, 506 Royal Bank Bldg., Vancouver, B.C.
			FORWARDED. Copy for your information.
			<i>W. Gray</i> Supt. (C.K. Gray) O.C. "E" Division.
			Vancouver. 30-12-43. FRJ/*

REMARKS: Released under authority of Custodian's letter as of 16-12-43.

Handed over to Mr. J. Graham personally at this office.

DATE Dec 30th 1943

J. Graham
(Signature of Recipient or Witness)

F. J. McFarlane
F. J. McFarlane, Cst.

File Nos. 12984 & 11240

MEMORANDUM

To: Mr. F. G. Shears

December 10th, 1943

From: Mr. G. D. Wilson

Re: AKKI, George Taseo
AKKI, Kiyo (Mrs. George T.)

In connection with the property at 313 Alexander Street for which we have received an offer of \$893.00, I have been endeavouring for some time to arrange with Messrs. Richards, Akroyd & Gail, Ltd., who are holders of a Mortgage of \$2,360.00 on the property, to affect a sale. I understand that they have had the proposed purchaser, who is the Lessee of the building, increase his offer to \$1,000.00, which will leave sufficient money to pay the taxes and \$893.00 in settlement of the Mortgage. Messrs. Richards, Akroyd & Gail state that if necessary they will be willing to forego their commission on the transaction in order to put it through, but this may not be necessary.

The chattels on the premises belong to Mrs. Kiyo AKKI but you will notice under instructions from the Health Department on June 7th, 1943 and our reply of June 10th that mattresses and blankets, which were infested with vermin, were destroyed.

We have had an appraisal made of the remaining chattels by Messrs. Thompson & Birmingham Ltd. who state that this place is of the lowest type of rooming house and the only things of any value are a few dressers and chairs and that in their opinion \$35.00 would be a good price for everything on the premises.

The proposed purchaser of the building would like to purchase these articles at the appraised price. I recommend that he be allowed to do so. Will you kindly confirm.

GDM/GH

Thompson & Binnington Limited

AUCTIONEERS AND APPRAISERS

ESTABLISHED 20 YEARS

ROYAL TRUST BUILDING.

626 PENDER STREET WEST.

VANCOUVER, B. C.

December 8th. 1943

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

Attention Mr. G. D. Milson

Dear Sir:-

Re AOKI, KIYO (Mrs. G. Tameo) 313 Alexander St.

As per your letter of December 2nd. 1943, we obtained from Richards Akroyd & Gall Ltd. an Inventory of the Furniture & Effects supposed to be on the above premises.

The writer personally went to 313 Alexander St. and found a party by the name of Cook in charge.

The Inventory supplied by Richards Akroyd & Gall Ltd. did not agree with the goods on the premises, Mr. Cook explained that since the Inventory was made the Premises had been condemned as unsanitary and a lot of the goods had to be destroyed consisting of Mattresses, Bedding and Etc.

As you are no doubt aware the above premises can be classed as the lowest type of rooming house, commonly called a "Flop House", and the only thing of any value are a few Dressers & Chairs, the Beds are mostly the old iron type with no springs and of no value.

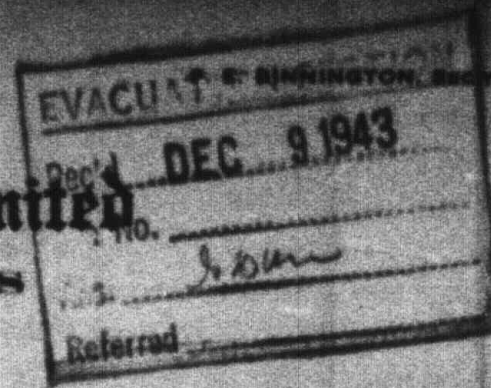
In our opinion if you are fortunate to find a purchaser the sum of Thirty Five Dollars \$35.00 would be a good price for everything on the premises.

Yours truly.

THOMPSON & BINNINGTON LTD.

per

M. B. - W. T.



*By order
of the
Court
1943*

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address: TASHEE B.C.

Date: OCT. 2, 1943

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, AKKI George Tameo, Police Registration No. 01635

hereby request you to release to me the under-noted property
stored at 992 Powell St. Vancouver B.C.

in possession of MR. Newman, c/o Maikawa Stores Ltd. Vancouver B.C.

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

1 only TOOL BOX

1 Only TRUNK

Original Address: VANCOUVER B.C.

Date Evacuated to Vancouver: _____

Date Evacuated to Present Address: _____

Number in Family - 12 years and over _____

Number in Family - 5 to 11 years old _____

Number in Family - under 5 _____

Total Number in Family - _____

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: He Oford

ASSISTANT SUPERVISOR

Geo. M. H.
Claimant Signs Here

G-165-A

2

File #1377 & 12984

MEMORANDUM

October 20th, 1943.

TO: MR. G. B. SPAIN

Re: George Tameo AOKI - #01635 - Tachae, D. C.
Naoruki OZAKI (in Japan).

FROM: MR. K. W. WRIGHT

With further reference to my memo of the 15th instant, we now have a letter from Mr. McPherson as follows:

The arrangements made insofar as repatriates are concerned were that by accepting repatriation they were voluntarily placing themselves in the category of enemies and their property would automatically come under the control of the Custodian.

One of the conditions of repatriation was that no relatives or dependents would be left in this country and it can, therefore, be assumed that Miss Isumi was not dependent upon Mr. Yoshida for maintenance.

The Custodian cannot accede to the request of Mr. Yoshida and his property will, therefore, be dealt with as enemy property. If Miss Isumi has any personal property situate in Mr. Yoshida's house she will, of course, be entitled to receive same."

This is self-explanatory.

KWW/W

K. W. WRIGHT

Files #1377 & 12984

October 15th, 1943.

MEMORANDUM

TO: MR. G. B. SPAIN

Re: George Tameo AOKI - #01635 - Tashme, B.C.
Naoyuki OZENKI (in Japan).

FROM: MR. K. W. WRIGHT

I am returning herewith the communication received from B. C. Security Commission under date of 13th instant; also the releases for goods from 992 Powell Street, signed by Geo. T. Aoki.

On the 7th instant I sent a letter to Mr. G. W. McPherson at Ottawa in part as follows:

"Will you be good enough to define the policy of the Custodian with respect to distribution of assets of repatriates by gift prior to and with knowledge of repatriation."

A reply has not been received as Mr. McPherson has been absent from Ottawa, but we should hear from him in the course of a few days.

I suggest that you let this matter stand until a letter arrives.

Will keep you advised.

KWW/W
Attach.

K. W. WRIGHT

34

12984
BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address: TASHEE B.C.

Date: OCT. 2, 1943

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, ADKI George Tameo, Police Registration No. 01635

hereby request you to release to me the under-noted property
stored at 992 Powell St. Vancouver B.C.

in possession of Mr. Newman, c/o Maikawa Stores Ltd. Vancouver B.C.

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

1 only Barrel

1 only Big Wooden Box

N.B. These goods belonged to Mr. Oseki and the above
person has recieved authority from the owner to have them
Shipped to him.

Original Address: Vancouver B.C.

Date Evacuated to Vancouver: _____

Date Evacuated to Present Address: _____

Number in Family - 12 years and over _____

Number in Family - 5 to 11 years old _____

Number in Family - under 5 _____

Total Number in Family - _____

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: T. C. O'Farrell

Geo. T. H.
Claimant Signs Here

G-165-A Assistant Supervisor

not
with Newman
Stored in 992.

12984

19th August, 1943.

G. Conkie Esq.,
313 Alexander Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 4.
213 Alexander Street

Referring to our letter of the 3rd instant and your recent telephone conversation in which you stated that the above building, in view of its condition, is not worth the sum of \$1,000.00 mentioned in our letter.

As arranged we have referred this to our Appraiser and he reports that while the building is in poor condition, taking into consideration the land value he would still appraise this for the sum of \$1,000.00.

In checking our file, however, we find that there is a mortgage against this property considerably in excess of this valuation. We are therefore not in a position at the present time to consider any offer unless it is acceptable to the Mortgagee.

The Agents for this property, as you will note from our catalogue, are Messrs. Richards, Akroyd & Gail Ltd., and there could be no objection for you to interview them in regard to this property should you so desire.

Yours truly,

F. G. Shears,
Director.

FCS/PJH

MEMORANDUM

May 12th, 1943.

To: File 12984
From: Specified Articles Dept.

Re: AOKI, George Tameo - Reg. 01635

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
<u>RADIO</u>	General Electric Mantel Radio. Serial No. 1125 (G-66).	\$35.00

*See 30-11-43
AOKI
also Rbnp - memo
Dec 30/43 to Graham*

Mulson

am

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

12964
PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. ~~12964~~

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

Evacuee

January 13, 1943.

Mr. George Tameo AOKI, #01635,
c-o Camp Commandant,
Internment Camp,
ANGLER, ONTARIO.

Dear Sir:

Our No. 57

Re: Motor Vehicles

Your Ford truck

which was surrendered to the Authorities, has been
sold for \$ 280.00

Charges against your car were as follows:

Liens \$

Administrative Expenses \$ 20.49

The Balance thereafter remaining of \$ 259.51

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
HL

7 364-46
Funds derived from sale of Ford truck
credited to M. Tsuruya Gohk as
March 8/43 - amount 249.20
(280.00 less 30.80). paid to L. L. L. L. L.
March 17/43.

REG.
NO.

01635

NAME

AOKI, George Tameo

FILE
NO.

12984

(See also Files 7614 & 11240)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Atlas Assurance Co. Ltd.	<i>Renewed Pol. M-249230 - Atlas Assurance Co. Ltd.</i> M247893	\$500.00	Oct.	29	1943	313 Alexander St. Vancouver, B. C.
Atlas Assurance Co. Ltd.	<i>Renewed Pol. M-248569 - Atlas Assurance Co. Ltd.</i> M247066	\$1800.00	May	25	1943	Lot 3, Blk. 32, D.L. 196 313 Alexander St. Vancouver, B. C.
Atlas Assurance Co. Ltd.	<i>Transferred to Geo Cooke - Cooke - 15/4/44</i> M248569	\$1800.00	May	25	1944	Lot 3, Blk. 32, D.L. 196, 313 Alexander St. Vancouver, B.C.
Atlas Assurance Co. Ltd.	<i>Cancelled March 4/44</i> M.249230	\$500.00	Oct.	29	1944	313 Alexander St. Vancouver, B.C.

FIRE - INSURANCE SUMMARYGeorge Tameo AOKI Reg. No. 01635 File No. 12984

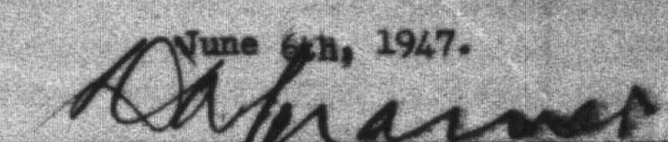
The above named Japanese declared on his J.P. Form signed 25th September 1942, that all details of his Fire Insurance Policies were in the hands of Richards, Akroyd and Gall Limited.

It was found that the following policies were in force: Atlas Assurance Co. Ltd., Policy No. M-247893, \$500.00 covering Household Effects, expiring October 29, 1943, and Atlas Assurance Co. Ltd., Policy No. M-247066, \$1800.00, covering on Rooming house at 313 Alexander Street, expiring May 25, 1943.

The \$500.00 Policy No. M-247893 covering the Household Effects was renewed under Atlas Policy No. M-249230, \$500.00, expiring October 29, 1944. This was cancelled March 4, 1944. The \$1800.00 Policy No. M-247066 covering on the Rooming House was renewed under Atlas Policy No. M-248569, \$1800.00, expiring May 25, 1944, and was transferred to George Cooke April 18th, 1944.

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

June 6th, 1947.


D. A. CRAMER.

DAC:ic

REG. NO. 01633 01634 02476	NAME AOKI, George Tameo AOKI, Kiyo (Mrs. George Tameo) AOKI, Yozo		FILE NO. 12984 11240 7614
ASSURED THE SECRETARY OF STATE OF CANADA, acting in his capacity as CUSTODIAN			
COMPANY Atlas Assurance Co. Ltd.	POLICY NO. NR48569	AMOUNT \$1800.00	PREMIUM \$18.36
		RATE	TERM 3 Yr. May 25, 1944
PROPERTY INSURED \$1800.00 On the three story, frame, patent-roofed Rooming House <i>Sanford New Denver 12/4/44</i>		LOCATION Lot 3, Block 37, D.L. 196, 313 Alexander Street, Vancouver, B. C.	
LOSS PAYABLE MRS. D. B. AKROYD, Mortgagee	INSURANCE AGENT Richards, Akroyd & Gall Ltd.		RENTAL AGENT Richards, Akroyd & Gall, Ltd.
ENDORSEMENTS			

REG. NO. <u>01634</u> 01634		NAME <u>AOKI, George Tameo</u> AOKI, Kiyo (Mrs. George Tameo)			FILE NO. <u>12284</u> 11240	
ASSURED THE SECRETARY OF STATE OF CANADA, acting in his capacity as CUSTODIAN						
COMPANY Atlas Assurance Co. Ltd.		POLICY NO. E.249230	AMOUNT \$500.00	PREMIUM \$4.85	RATE .97	TERM 1 Yr. Oct. 29/44
PROPERTY INSURED \$500.00 on rooming house furniture in the 3 story, frame, patent-roof rooming House				LOCATION 313 Alexander St., Vancouver, B. C.		
LOSS PAYABLE ASSURED		INSURANCE AGENT Richards, Akroyd & Gall, Ltd.		RENTAL AGENT Richard, Akroyd & Gall, Ltd.		
ENDORSEMENTS <i>Policy Cancelled - March 4/44</i>						

File No. 12984.
Catalogue No. 4.

February 29th, 1944.

MEMORANDUM

TO: Mr. K. W. Wright
FROM: Mr. D. A. Cramer

George Taseo AOKI
Reg. No. 01635
City of Vancouver
Lot 3, Blk. 39, D.L. 196,
Op. 1, N.W.D., Plan 196.
Certificate of Vesting
No. 35660.

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

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... GEORGE COOKE.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title Number 51564-L is in the Land Registry Office.

DAC:JS
Encls.

D. A. Cramer

File Nos. 11240 & 12984.
Catalogue No. 4.

April 24th, 1944.

MEMORANDUM

TO: Mr. George Peters

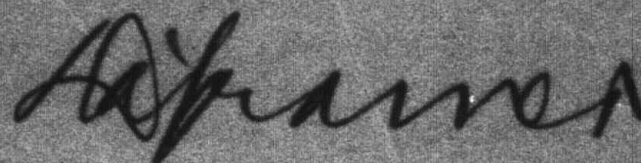
FROM: Mr. D. A. Cramer

Kiyo AOKI
George Tameo AOKI
Lot 3, Blk. 39, D. L. 196,
Sp. 1. N. W. D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 3rd, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 108486 - Release of Mortgage from Dorothy Boyd Akroyd to George Tameo Aoki, dated April 3rd, 1944.
2. Copy of application number 108618 - Release of Mortgage from Wesley Howey to George Tameo AOKI, dated April 15th, 1944.
3. Duplicate of Discharge of Mortgage, dated April 14th, 1944.
4. Copy of application number 100106-L, dated April 3rd, 1944, registering the property in the name of the Custodian (Transmission).
5. Copy of application number 100107-L, dated April 3rd, 1944, registering the property in the name of George Cooke (Deed).
6. Duplicate of Transmission dated March 10th, 1944.
7. Duplicate of Deed dated March 10th, 1944 - Secretary of State to George Cooke.
8. Copy of letter from D.W. Reeve of Messrs. Johnson & Reeve, dated August 10th, 1943.
9. Certificate of Indefeasible Title number 100107-L, dated April 21st, 1944, covering the above property in the name of George Cooke.

DAC:JS
Encls.



for file 12984
File Nos. 11240 & 12984.
Catalogue No. 4.

April 24th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cruser

Kiyo AOKI
George Tameo AOKI
Lot 3, Blk. 39, D. L. 196,
Q.C. 1, N. W. B., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 3rd, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 108486 - Release of Mortgage from Dorothy Boyd Akroyd to George Tameo Aoki, dated April 3rd, 1944.
2. Copy of application number 108612 - Release of Mortgage from Wesley Hewey to George Tameo AOKI, dated April 15th, 1944.
3. Duplicate of Discharge of Mortgage, dated April 14th, 1944.
4. Copy of application number 100106-L, dated April 3rd, 1944, registering the property in the name of the Custodian (Transmission).
5. Copy of application number 100107-L, dated April 3rd, 1944, registering the property in the name of George Cooke (Deed).
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7. Duplicate of Deed dated March 10th, 1944 - Secretary of State to George Cooke.
8. Copy of letter from D.W. Reeve of Messrs. Johnson & Reeve, dated August 10th, 1943.
9. Certificate of Indefeasible Title number 100107-L, dated April 21st, 1944, covering the above property in the name of George Cooke.

DAC:JS
Encs.

D. A. Cruser

January 24th, 1946.

--- LIABILITIES ---

George Tameo AOKI,
Reg. No. 01635

The following claims against AOKI and/or his wife, Kiyo AOKI, are revealed:-

1.	Dr. M. UCHIDA	\$149.00
2.	Genya EBATA	73.53
3.	Dr. C.G. HORI	35.00

Claim No. 1. - This Claim was withdrawn by Dr. UCHIDA's general letter of Aug. 3/1943 respecting Japanese accounts. File #4632A.

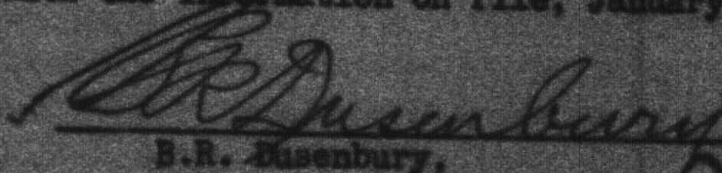
Claims #2 and #3 were denied by AOKI in his letter of Sept. 14/1945. The creditors indicated were notified of his answer, and advised that we would take no further action.

Accordingly there are no admitted claims on these files.

The foregoing applies also to the file of Mrs. AOKI, No. 11240.

No other Claims against or indebtedness of AOKI and/or his wife are revealed on the files.

The above Summary is certified to be in accordance with the information on file, January 24, 1946.


B.R. Busenbury,
Administration Department.

Catalogue No. 4.

File No. 12984

AOKI, George Tameo (Mr.)

Reg. No. 01635

Civic Address: 313 Alexander Street.

Legal Description: Lot 3, Blk. 39, D.L. 196,
Gp. 1, N.W.D., Plan 196.

Classification: Rooming House (Store below)

--- **SOLD** ---

This property has been sold George Cooke
for \$1000.00. See Mr. Shears' letter of Feb. 21st, 1944.

1944

Jan. 21st

Jan. 21st

Memo re Claims (NIL)

Memo re Chattels (NIL)

REAL PROPERTY SUMMARY

JAPANESE NAME: George Tameo AOKI Reg. No. 01635 File No. 12984

CATALOGUE NO: 4

PROPERTY ADDRESS: 313 Alexander Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 3, Block 39, District Lot 196, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the name of George Tameo AOKI (Administrator filing 31130).

ENCUMBRANCES: Registered: 36304-F., 30 August 1910, 12.46 James W. Booth Mortgage for \$4250. due 25 August 1913, Int. 8%.

79261-F., 13 September 1913, 11.52 James W. Booth Agreement extending time of repayment of Mortgage 36304-F.

79262-F., 13 Sept. 1913, 11.54, Wesley Howey. Mortgage for \$2500. due 11 March 1915, Int. 24%.

52090-H., 6 July 1927, 11.3 Charles Henry Akroyd. Assignment of 36304-F.

81586-H., 27 June 1930, 10.32 Henry Cecil Akroyd, Lovelace Serjeantson, Alfred Newton Macaulay, and Alfred Charles Macaulay (In trust filing 19240). Transmission of 36304-F (Inter alia).

81587-H., 27 June 1930, 10.34 Henry Cecil Akroyd. Assignment of 36304-F. (Inter alia).

22154-M. 3 April 1941, 10.35 Dorothy Boyd Akroyd. (In trust filing 31551). Transmission of 36304-F (Inter alia).

22155-M., 3 April 1941, 10.36 Dorothy Boyd Akroyd. Assignment of 36304-F. (Inter alia).

Filing 35660, Vested in the Custodian - Feb. 1st, 1943.

Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$ 735.00

Improvements 1900.00 - \$2635.00 Taxes - \$90.79

CLASSIFICATION: This place is known as the "Aoki Rooms" 22' x 62' built on a lot approximately 25' x 72'. This is a three-storey frame building with no basement, four rooms and a shop on the ground floor 24 rooms on the upper floors. We quote excerpts from the appraiser's valuation, 10th August 1943,

"The roof is leaking and the exterior walls are in bad condition. The interior is in bad condition and the only plumbing on the upper floors is two sinks and two W.C.'s for general use. This is contrary to the By-Laws,

which call for bathrooms. There is a 2 piece wash room and a sink on the ground floor, very old.

I am informed that the City threatened to condemn the building two years ago but some temporary repairs were made.

The wiring is very old and may be condemned.

I do not consider that the building is worth spending any money on.

The Assessors are justified in Assessing the building as long as it is occupied, but this applies only from year to year. This is a rule recognized by most Assessors.

A buyer, on the other hand, must consider whether the building will be allowed to remain as it is much longer. If the City requires new wiring and plumbing a large expenditure will be required which would only be justified if the building were rehabilitated inside and outside. Its residual value is almost negligible from a market standpoint.

As a site for a commercial building the land may be worth a little more than the assessed value.

I understand that there is a mortgage of \$2630., against the property so that the owner has no equity in any event."

HISTORY OF
ADMINISTRATION:

Messrs. Richards, Akroyd and Gall Limited, agents for both the mortgagee and George Tameo AOKI, (confirmed by the Custodian), leased this property to George Cooke for a term of two years as from November 1st, 1942, consideration \$26.50 per month, payable in advance plus water rates. The fixtures are also included.

Rents collected \$370.75 against which were the following charges:

Sundries	\$ 6.62
Insurance	18.00
Water Rates	7.75
Commission	<u>18.60</u> - \$50.97

SOLD:

To: George Cooke for \$1,000.00 as at February 21, 1944.
Approval of Advisory Committee January 12th, 1944.

Funds released to the credit of Kivo Aoki (file 11240) and George Tameo Aoki (file 12984) at February 21, 1944 to which was added \$4.48 Purchaser's share of Unexpired Fire Insurance Premiums and \$70.10 Purchaser's payment of Water Rates = \$74.58 making a credit total of \$1074.58 against which

which

- Page 3 -

File No. 12984

were the following charges: Valuation \$7.50, Advertising \$4.00, Registration Fees \$5.50, Adjustment of Mortgage \$850.00, Tax arrears \$172.20, on account of 1944 Taxes \$12.50 = \$1051.70 leaving a net credit of \$22.88 from said transaction.

The following Fire Insurance Policy:

Atlas Assurance Company Limited, Policy No. M248569, \$1800.00, covering the three storey frame patent roofed rooming house situated at 313 Alexander Street, Vancouver, B.C. was transferred to George Cooke April 18th, 1944.

OLD CERTIFICATE OF TITLE:

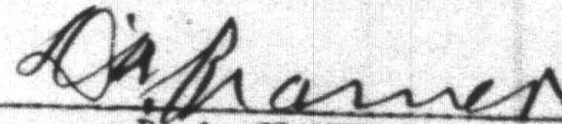
No. 51564-L

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

Certificate of Title No. 100107-L in the name of George Cooke was handed to his agents, Richards, Akroyd and Gall Limited on September 27th, 1944, and their receipt of even date acknowledging same is on file.

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

June 6th, 1947.


D. A. CRAMER.

DAC:ic

which

- Page 3 -

File No. 12984

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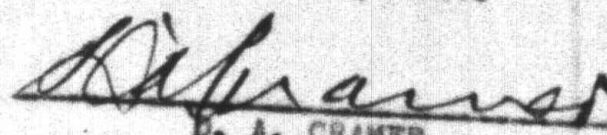
OLD CERTIFICATE OF TITLE:
No. 51564-L

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

Certificate of Title No. 100107-L in the name of George Cooke
was handed to his agents, Richards, Akroyd and Gail Limited
on September 27th, 1944, and their receipt of even date
acknowledging same is on file.

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

June 6th, 1947.


E. A. CRAMER.

DAC:1c

Catalogue No. 4
Files 12984 & 11240
313 Alexander Street
3/39/196

Received
and I agree
to me of property

Yellin, H. A. 196
by H. A. Yellin
Richards
per A. D. Richards
27 day of September 1961
Dated at Vancouver, B. C., this

Discharge of Mortgage

Know all Men by these Presents

That I, **WESLEY HOWEY**

of **the City of Vancouver**

in the Province of **British Columbia.**

DO HEREBY CERTIFY

That **GEORGE TAMBO AOKI**

of **Vancouver**

in the Province of **British Columbia**

has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

GEORGE TAMBO AOKI

as Mortgagor, to

WESLEY HOWEY

as Mortgagee

for the sum of

Twenty-five hundred

Dollars,

which said Mortgage bears date the **13th**

day of **September, 1913**

and was registered in the Land Registry Office in the City of **Vancouver**

in the Province

of **British Columbia**

on the **13th**

day of **September**

1913, under number **79262-F.**

The following is the description of the lands and premises released and discharged hereunder:—

All and singular that certain parcel or tract of land and premises situate, lying and being **in the City of Vancouver, Province of British Columbia, and known and described as:**

Lot 3, Block 39, D.L. 196,

Group 1, New Westminster District,

Plan 196.

(WE) (I) DO FURTHER CERTIFY that the said Mortgage has not been assigned; that I am entitled to receive the money; and that said Mortgage is therefore discharged.

SIGNED, SEALED AND DELIVERED at **Vancouver**

this

14th

day of

April

A.D. 1944.

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Wesley Howey

Address

2415 N. 14th Ave

Occupation

Notary Public

Vancouver B.C.

(If given by a Company) The Common Seal of

was herewith affixed in the presence of:

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

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

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

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.

who subscribed his name to the annexed Instrument as _____

appeared before me and acknowledged to me that he is the _____

of _____, and that he is the person _____

of _____ and affixed the seal of the _____

in the Province of British Columbia, _____

(whose identity has been proved by the evidence on _____

of _____, who is) personally known to me, _____

of _____, and that he is the person _____

of _____ 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 _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____ day of _____ in the Province of _____

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.

Discharge of Mortgage

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 38

Dated _____, 194__

—TO—

Reg no 8618

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

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

Marked & Sealed

in the year of our Lord one thousand nine hundred and forty — *four*
day of *April*
at *Vancouver* British Columbia, this *14th* day of *April* in the Province of
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
of the full age of twenty-one years,
the maker thereof, and that *he* executed the same voluntarily, and
subscribed thereto as part *y*, that *he* knows the
the person mentioned in the annexed Instrument as
, who is personally known to me, appeared
(whose identity has been proved by the evidence on
, in the Province of British Columbia,
, at *Vancouver*,
day of *April* 194*4*,
that, on the

3 Meredy Gentry
FOR MAKER (INCLUDING MARRIED WOMEN)

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
To Wit:

of the
in the Province of British Columbia,
I, _____
do hereby certify that the within instrument duly signed and executed by _____
thereof, for the purposes named therein.

2. The said instrument was executed at _____
I know the said part, and that
I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____
in the Province of British Columbia, this _____ day of _____, 194 _____

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

JOHNSON and REEVE

Bank of Nova Scotia Bldg.,
602 West Hastings St.,
VANCOUVER, B. C.

10th, August, 1943.

H. S. Durkee, Esq.,
1012 Royal Bank Building,
Vancouver, B. C.

Sub
Dear Mr. Durkee:-

re Catalogue No. 4 -
313 Alexander Street.

In reply to your letter of the 5th. inst., the assessment
by the City is as follows:-

Land - \$735.
Building - 1900.

\$2635.

The building is between 35 and 40 years old and measures
22 feet by 62 feet. There are no light wells which means that if adjoining
buildings were erected of the same height a number of the rooms would be of
little use.

The building is a 3 storey frame structure with no base-
ment, with 4 rooms and a shop or office on the ground floor, partly used for
storage of sawdust fuel; 24 rooms on the upper floors.

The roof is leaking and the exterior walls are in bad
condition. The interior is in bad condition and the only plumbing on the
upper floors is 2 sinks and 2 W. C.'s for general use. This is contrary to
the By-laws, which call for bathrooms. There is a 2 piece wash room and a
sink on the ground floor, very old.

I am informed that the City threatened to condemn the
building two years ago but some temporary repairs were made.

The wiring is very old and may be condemned.

I do not consider that the building is worth spending
any money on.

The rent of \$26.50 per month is paid partly for the use
of the furniture which belongs to the owner's wife. If you take the rent for
the building at \$22.50 and deduct Taxes \$87.28 - Insurance \$9.40 (\$1000.) -
Repairs \$50., and collections \$13.50, there is a yearly surplus of \$110., for
the time being.

The Assessors are justified in Assessing the building as
long as it is occupied, but this applies only from year to year. This is a
rule recognized by most Assessors.

A buyer, on the other hand, must consider whether the
building will be allowed to remain as it is much longer. If the City requires
new wiring and plumbing a large expenditure will be required which would only
be justified if the building were rehabilitated inside and outside. Its
residual value is almost negligible from a market standpoint.

As a site for a commercial building the land may be worth

August 10th, 1943.

H. S. Durkee, Esq.,

re Catalogue No. 4 -
313 Alexander Street

a little more than the assessed value.

Any surplus the owner may accumulate out of the rents will be absorbed by the cost of demolition, even if he can avoid condemnation for several years.

I understand that there is a mortgage of \$2630., against the property so that the owner has no equity in any event.

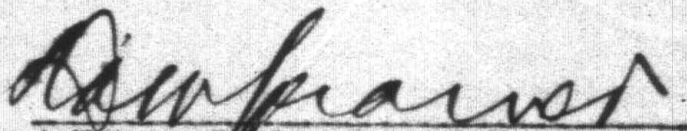
Yours faithfully,

"D. W. Reeve"

DWR:

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

Dated this 14 day of April, 1944, at Vancouver, B. C.


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

REAL PROPERTY MEMORANDUM

March 2nd, 1944.

FILE NO: 12984

NAME: George Tameo AOKI

CATALOGUE NO: 4

RE: 313 Alexander Street, Vancouver, B.C.
Store and rooming house.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 3, Block 39,
District Lot 196, Group 1, New
Westminster District, Plan 196.

Encumbrances: Mortgage in favor of Mrs. Akroyd who
will execute discharge upon receipt
of \$850.00 from the purchase price.

Taxes: \$165.69 (unpaid)

Vested: No. 35660

VALUATION BY APPRAISER: \$1000.00

AMOUNT OF BID: \$1000.00

AMOUNT RECEIVED BY CUSTODIAN: \$1000.00. Accumulated rent in hands
of Custodian agent - \$25.00.
Total - \$1025.00.
This is more than sufficient to take
care of the liabilities.

APPROVED BY ADVISORY COMMITTEE: January 12th, 1944.

NAME OF PURCHASER: George Cooke.

KWW/W

K. W. WRIGHT

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

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

10th. August, 1943.

See on 12984
E. S. Durkee, Esq.,
1012 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Durkee:-

re Catalogue No. 4 -
313 Alexander Street.

In reply to your letter of the 5th. inst.,
the assessment by the City is as follows:-

Land - \$735.
Building - 1900.
\$2635.

The building is between 35 and 40 years old
and measures 22 feet by 62 feet. There are no light wells which
means that if adjoining buildings were erected of the same height
a number of the rooms would be of little use.

The building is a 3 storey frame structure
with no basement, with 4 rooms and a shop or office on the ground
floor, partly used for storage of sawdust fuel; 24 rooms on the
upper floors.

The roof is leaking and the exterior walls
are in bad condition. The interior is in bad condition and the
only plumbing on the upper floors is 2 sinks and 2 W. C.'s for
general use. This is contrary to the By-laws, which call for
bathrooms. There is a 2 piece wash room and a sink on the ground
floor, very old.

I am informed that the City threatened to
condemn the building two years ago but some temporary repairs were
made.

The wiring is very old and may be condemned.

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spending any money on.

The rent of \$26.50 per month is paid partly
for the use of the furniture which belongs to the owner's wife.
If you take the rent for the building at \$22.50 and deduct
Taxes \$87.28 - Insurance \$9.40 (\$1000.) - Repairs \$50., and
collections \$13.50, there is a yearly surplus of \$110., for the
time being.

The Assessors are justified in Assessing
the building as long as it is occupied, but this applies only
from year to year. This is a rule recognized by most Assessors.

A buyer, on the other hand, must consider
whether the building will be allowed to remain as it is much
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expenditure will be required which would only be justified if
the building were rehabilitated inside and outside. Its residual

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

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

Page 2.

August 10th, 1943.

H. S. Durkes, Esq.,

re Catalogue No. 4 -
313 Alexander Street

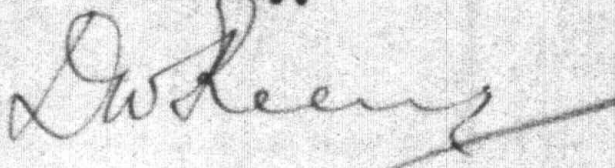
value is almost negligible from a market standpoint.

As a site for a commercial building the land
may be worth a little more than the assessed value. X

Any surplus the owner may accumulate out of
the rents will be absorbed by the cost of demolition, even
if he can avoid condemnation for several years.

I understand that there is a mortgage of
\$2630., against the property so that the owner has no equity X
in any event.

Yours faithfully,



DWR:

This Indenture

made the

day of

in the year of our Lord one thousand nine

hundred and ~~thirty~~ forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN GEORGE TAMEO AOKI and KIYO AOKI, his wife, both of the
City of Vancouver, in the Province of British Columbia.

hereinafter called the Lessor of the FIRST PART,

AND

GEORGE COOKE, of 575 East Hastings Street, in the City
of Vancouver, Province aforesaid

hereinafter called the Lessee of the SECOND PART,

WITNESSETH that in consideration of the Rents, Covenants, Conditions and Agreements hereinafter
respectively reserved and contained, the said Lessor doth demise and lease unto the said Lessee,
ALL AND SINGULAR those certain ~~premises~~, premises ~~in the Province of British Columbia~~

~~in the Province of British Columbia~~
being the whole of the Lessor's building erected on Lot Three (3),
Block Thirty-nine (39), District Lot One hundred and ninety-six (196),
more commonly known and described as 313 Alexander Street,
Vancouver.B.C., together with the furniture and fixtures therein
contained and enumerated in attached Inventory.

hereinafter called the Premises,

FROM the First day of November

one thousand nine hundred and ~~thirty~~ forty-two

FOR THE TERM OF TWO YEARS thence ensuing,

YIELDING therefor during the said term the RENT of SIX HUNDRED AND THIRTY SIX
-----00/100 Dollars (\$ 636.00)

payable at the office of the Lessor's Agents, Richards, Akroyd & Gall., Limited.
614 West Pender Street, Vancouver.B.C.

monthly in advance without deduction on the First day of each and every month
in 24 consecutive monthly instalments of Twenty six and Fifty Cents---
----- Dollars (\$26.50).

"Rooming House."

THAT the Lessor shall not be responsible for any defect in or change of conditions affecting the premises, nor for any damage to the premises or to any person or to merchandise, goods, chattels, machinery or equipment contained therein howsoever caused;

THAT the Lessor shall not be responsible for or in regard to the sufficiency or insufficiency of any safe or vault used by the Lessee to withstand fire, burglars or thieves, and that the use of such safe or vault is accepted by the Lessee at his own risk and without any recourse whatever against the Lessor for or on account of any loss or damage which may occur in any manner of or to any money, securities, valuables, books, papers or other property which may be placed therein by the Lessee;

THAT the Lessor shall not be responsible for any loss, damage, or expense caused by any overflow or leakage of water from any part of the said building, or any adjoining buildings, occasioned by the use, misuse or abuse of water or by the breaking or bursting of any pipes or plumbing fixtures, or in any other manner or by seepage from adjoining lands or premises or by any accident or misadventure to or arising from the use and operation of machinery, elevator, heating apparatus, electric wiring and appliances, gas or other pipes and appliances or any fixtures or by reason of any structural defects in the building or premises or by any other matter or thing whatsoever;

THAT the Lessor shall be under no obligation to supply water, heat, light or power to the Lessee upon the premises;

THAT no space attached, appurtenant to or connected with the premises lying in, on or under any public highway or other public or quasi-public property is included in this lease and that the Lessor shall not be responsible for any loss or damage caused by any interference with or taking away of the whole or any part thereof and that the Lessee shall not be relieved from any of the covenants and conditions of this lease nor be entitled to any abatement of rent in respect of any such interference or taking;

THAT in the event of the said building or the premises being condemned in whole or in part because of the unsafe condition thereof, this lease shall cease and determine upon the date of such condemnation, and the Lessor shall not be responsible for any loss, damages or expense which the Lessee may suffer or incur by reason of the same;

THAT any yard, passage, alley or area connected with the said building is for the use of all the occupants of the said building and that the Lessee will not obstruct nor hinder the use of same by other occupants of the said building and their employees, agents and customers and that the Lessee will keep clean and sanitary the portion of same situated in the rear of or adjacent to the premises;

THAT the sole and exclusive right to use or to lease to others for their use the roof or exterior side and rear walls of the said building is reserved to and retained by the Lessor;

THAT the Lessor shall have the right at any time during the said term to repair, remodel, alter, improve or add to the premises or the whole or any part of the building of which the premises form a part or to change the location of the entrance or entrances to the said building and the premises without compensation or responsibility to the Lessee and for such purposes, if necessary, to enter into, pass through, work upon and attach scaffolds or other temporary structures to the premises, putting the Lessee to no unnecessary inconvenience;

THAT any rights or privileges which may accrue or enure to or for the benefit of the Lessor by virtue of any law governing the relations of Landlord and Tenant not specifically mentioned herein and not inconsistent with the terms and conditions hereof and all rights of enforcement of same shall be deemed to be hereby reserved to and claimed by the Lessor;

THAT if the Lessor shall suffer or incur any damage, loss or expense or be obliged to make any payment for which the Lessee is liable hereunder by reason of any failure of the Lessee to observe and comply with any of the covenants of the Lessee herein contained then the Lessor shall have the right to add the cost or amount of any such damage, loss, expense or payment to the rent hereby reserved, and any such amount shall thereupon immediately be due and payable as rent and recoverable in the manner provided by law for the recovery of rent in arrear;

THAT in case the premises or any part thereof shall at any time during the said term be burned down or damaged by fire so as to render the same unfit for the purpose of the Lessee, the rent hereby reserved or a proportionate part thereof according to the nature and extent of the damage sustained, shall be suspended and abated until the premises shall have been rebuilt or made fit for the purpose of the Lessee, or at the option of the Lessor the said term shall in such case forthwith come to an end, and the Lessee shall cease to be held liable for payment of rent except such rent as shall have already accrued due, and shall be entitled to be repaid any rent paid in advance for the balance of the period so paid for in advance;

THAT whensoever the Lessor shall be entitled to levy distress against the goods and chattels of the Lessee he may use such force as he may deem necessary for that purpose and for gaining admittance to the premises without being liable to any action in respect thereof, or for any loss or damage occasioned thereby and the Lessee hereby expressly releases the Lessor from all actions, proceedings, claims or demands whatsoever for or on account of or in respect of any such forcible entry or any loss or damage sustained by the Lessee in connection therewith.

THAT in case the Lessee shall become insolvent or bankrupt or make an assignment for the benefit of creditors, or being an incorporated company if proceedings be begun to wind up the said company, or in case of the non-payment of rent at the times herein provided, or in case the premises or any part thereof become vacant and unoccupied for a period of thirty days or be used by any other person or persons, or for any other purpose than as hereinbefore provided, without the written consent of the Lessor, this lease shall, at the option of the Lessor, cease and be void, and the term hereby created expire and be at an end, anything hereinbefore to the contrary notwithstanding, and the then current month's rent and three months' additional rent shall thereupon immediately become due and payable, and the Lessor may re-enter and take possession of the premises as though the Lessee or his servants or other occupant or occupants of the premises were holding over after the expiration of the said term, and the term shall be forfeited and void;

THAT if the Lessee shall hold over and the Lessor shall accept rent after the expiration of the said term, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month;

THAT any additional covenants, conditions or agreements set forth in writing and attached hereto whether at the commencement of the said term or at any subsequent time and signed or initialed by the parties hereto shall be read and construed together with and as part of this lease, provided always that when the same shall be at variance with any printed clause in this lease, such additional covenants, conditions and agreement shall be deemed to supersede such printed clause;

THAT all grants, covenants, conditions, provisions, agreements, rights, powers, privileges and liabilities contained herein shall be read and construed as granted to, made and reserved by, imposed upon and undertaken by the parties hereto and their respective heirs, executors, administrators, successors and assigns, and that wherever the singular or the masculine pronoun is used the same shall be construed as meaning the plural or feminine or the body politic or corporate where the circumstances so require and that the Lessor may perform any act hereunder in person or by and through an agent;

PROVISO FOR RE-ENTRY BY THE LESSOR on non-payment of rent, or non-performance of covenants. The Lessor in pursuance of this proviso shall have the right to break into the premises to obtain possession thereof and the Lessee hereby waives all claims for damage to or loss of any of the Lessee's property caused by the Lessor in re-entering and taking possession of the premises: and no action taken by the Lessor in pursuance of this proviso whether under what are generally known as summary proceedings or otherwise shall be deemed to absolve, relieve or discharge the Lessee from liability hereunder: and this proviso shall extend and apply to all covenants whether positive or negative.

THE LESSOR COVENANTS WITH THE LESSEE for quiet enjoyment.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of

E. Salisbury
as to all parties...

G. I. Cook
G. I. Laki
H. Laki
by their Agents.
W. H. Laki

DATED November....., 1932...

TAMEO
GEORGE/AOKI and KIYO AOKI

TO

GEORGE COOKE

Lease

Premises 313 Alexander Street

Term 2 Years

Expiry Date 31st Oct, 1934

Monthly Rent \$26.50

RICHARDS, AKROYD & GALL., LTD

Copyright 1928
Standard Lease Form adopted by



Vancouver, Canada

58773

GROUND FLOOR.

- 8 Wall Pictures
2 Oil Paintings
20 Kitchen Chairs.
2 Chairs
1 Rocking Chair
1 Office Chair
2 Tables
1 Side Table
1 Book Case
1 Dining Table 125" x 40"
1 do do 63 x 40
1 Cabinet with Mirror 46x20x80"
1 Dresser with Mirror, 3 Drawers
1 Wardrobe cabinet 7 Drawers
1 Kitchen Stove 6 hole
1 Sawdust Burner
1 Hot Water Tank.
1 Wall Clock
1 Wall mirror
1 Battery Bell
2 Pantries
3 Bed frames
3 Bed Springs
~~2 Mattresses~~
2 Wash tubs
~~1 Box Household Goods~~
1 Trunk.
~~1 Festival Bell~~
1 Bundle of Portraits
~~1 Box Gramophone Records.~~

ROOMS.

- (1) 1 Bed and spring
1 Dresser
1 pair curtains
2 Pillows
1 Comforter
1 Pair Pillow Slips
2 Chairs
1 Picture
1 Cabinet
1 Blanket
2 sheets
1 Bed spread

- (3) 1 Bed & spring
1 Picture
2 Blankets
2 Pillow slips
1 Mirror
1 Towel
1 Cabinet
2 Pillows
1 Comforter
2 Sheets
1 Curtain

- (5) 1 Bed & spring
1 Picture
1 Pillow
1 Blanket
1 Comforter
1 Bed Spread
1 Towel
1 Cabinet
1 Chair
1 Pillow slip
2 Sheets
1 Curtain
1 Mirror

- (2) 1 Bed & Spring
1 Cabinet.
2 Curtains
2 Pillows
1 Comforter
2 Pillow slips
2 Chairs
1 Dresser
1 Picture
1 Blanket
2 Sheets
1 Bed spread

- (4) 1 Bed & Spring
1 Picture
2 Sheets
1 Mirror
1 Comforter
1 Curtain
1 Cabinet
1 Pillow
1 Pillow slip
1 Chair
1 Blanket

- (6) 1 Bed & spring
1 Mirror
1 Pillow
2 Sheets
2 Blankets
1 Cabinet
1 Chair
1 Pillow slip
1 Bed spread
1 Curtain

J. S. Cook

(7) 1 Bed & spring
1 Table
1 Curtain
1 Chair
1 Cabinet
1 Wall Mirror
1 Pillow
1 Window Blind.

(8) 1 Bed & spring
1 Chair
1 Curtain
1 Pillow
2 Comforters
1 Cabinet
1 Mirror
1 Window Blind

(9) 1 Bed & spring
1 Chair
1 Curtain
1 Pillow
1 Comforter
1 Dresser
1 Blanket
1 Pillow slip
2 Sheets
1 Blind.

(10) 1 Bed & spring.
1 Chair
1 Pillow
2 Sheets
1 Comforter
1 Cabinet
1 Curtain
1 Pillow slip
1 Blanket
1 Mirror

(11) Sitting Room
1 Table
1 Sawdust Burner
1 Wash Basin
1 Sink
5 Chairs
1 Tin Box.

(14) 1 Bed & Spring
1 Table
1 Pillow
2 Curtains
1 Bed spread
1 Blanket
1 Face towel
1 Dresser
1 Blind
1 Chair
1 Pillow slip
2 Sheets
1 Comforter

(15) 1 Bed & spring
1 Curtain
1 Bed spread
1 Blanket
1 Pillow slip
1 Face Towel
1 Dresser
~~2 Sheets~~
1 Chair
1 Pillow
1 Comforter

(16) 1 Bed & Spring
1 Chair
1 Pillow
2 Sheets
1 Comforter
1 Dresser
1 Curtain
1 Pillow Slip
1 Blanket

(17) 1 Bed & Spring
1 Curtain
1 Pillow
1 Comforter
1 Cabinet
1 Mirror
1 Blanket
1 Chair

(18) 1 Bed & Spring
1 Mirror
1 Pillow
1 Comforter
1 Cabinet
1 Chair
1 Blanket
1 Curtain

(19) 1 Bed & Spring
1 Curtain
1 Chair
1 Blanket
1 Mirror
1 Cabinet
1 Blind
1 Pillow
1 Comforter

(20) 1 Bed & Spring
1 Curtain
1 Mirror
1 Blanket
1 Cabinet
1 Chair
1 Pillow
1 Comforter

(21) 1 Bed & Spring
1 Chair
1 Pillow
2 Sheets
1 Bed spread
1 Towel
1 Cabinet
1 Curtain
1 Pillow Slip
1 Blanket
1 Comforter

(22) 1 Bedframe
1 Cabinet
1 Bed spring
1 Chair
(23) 1 Bed & spring
1 Mirror
1 Blanket
1 Curtain
1 Cabinet
1 Pillow
1 Comforter
1 Chair

(24) 1 Bed & Spring
1 Chair
1 Pillow
1 Comforter
1 Cabinet
1 Mirror
1 Blanket
1 Curtain

(25) 1 Bed & spring
1 Chair
1 Comforter
1 Mirror
1 Cabinet
1 Blanket
1 Curtain

(26) 1 Bed & Spring
1 Pillow
1 Comforter
1 Blind
1 Dresser
1 Table
1 Blanket
2 Curtains
1 Chair

Spare Linen

25 Double Sheets
4 Bed spreads
25 Pillow Slips
25 Face Towels.

In Room # 6

Ground floor.

J. Cook

This Indenture

made (in duplicate) the Twenty-third day of June
in the year of Our Lord one thousand nine hundred and forty twenty-seven

BETWEEN

JAMES WILLIAM BOOTH formerly of the City of Vancouver in the
Province of British Columbia, but now of 2516 Olive Avenue,
Long Beach, California, United States of America, Gentleman,

hereinafter called the "Assignor" of the first part,
AND

Insert Full
Name,
Street Address
and Occupation
of Parties.

CHARLES HENRY AKROYD of Duneraggie, Brora, Scotland,
Gentleman,

hereinafter called the "Assignee" of the second part.

Whereas by a Mortgage dated on the twenty-fifth day of August
19 10 and registered in the Land Registry Office in the City of Vancouver
on the day of
19 10 under number 36304-F

Yonekichi Aoki

did grant and Mortgage the land and premises therein and hereinafter described to

the Assignor

for securing the payment of the sum of Forty two hundred and fifty dollars

and there is now owing upon the said Mortgage the sum of Twenty five hundred
(\$2500.00)---Dollars for principal, together with interest at the rate of Eight
on the sum of three thousand dollars
per centum per annum thereon from the twenty-fifth day of May
19 27

Now this Indenture Witnesseth that in consideration of Twenty Five hundred (\$2500)

Dollars of

lawful money of Canada now paid by the said Assignee to the said Assignor (the receipt whereof is hereby acknowledged) **The said Assignor Doth Hereby Assign** transfer and set over unto the said Assignee

All that the said before in part recited Mortgage, and also the said sum of Twenty Five hundred (\$2500)-----Dollars now owing as aforesaid

together with all moneys that may hereafter become due or owing in respect of the said Mortgage. All the full benefit of all powers and all covenants and provisos contained in said Mortgage. And also full power and authority to use the name of the said Assignor for enforcing the performance of the covenants and other matters and things contained in the said Mortgage. **And the said Assignor Doth Hereby Grant** and convey unto the

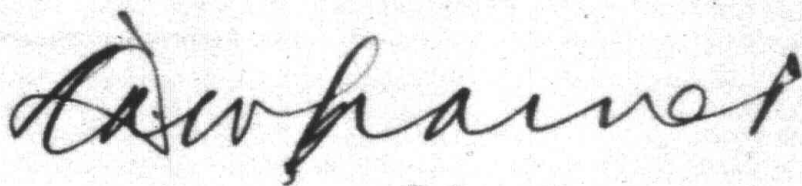
said Assignee **All and Singular** the certain parcel or tract of land situate

in the City of Vancouver in the Province of British Columbia and being more particularly known and described as Lot numbered Three (3) in Block numbered Thirty nine (39) in Subdivision of District Lot numbered One hundred and ninety six (196) Group One (1), New Westminster District, according to the registered map or plan of said Subdivision deposited in the Land Registry Office at the said City of Vancouver and numbered 196.

To have and to hold the said Mortgage and all moneys arising in respect of the same and to accrue thereon. And also the said lands and premises thereby granted and mortgaged **to the use** of the said Assignee absolutely forever, but subject to the terms contained in such Mortgage.

And the said Assignor Doth Hereby Covenant with the said Assignee that the said Mortgage hereby assigned is a good and valid security, and that the sum of Twenty five hundred (\$2500)----- Dollars is now owing and unpaid, and that he has not done, or permitted any act, matter, or thing whereby the said Mortgage has been released or discharged, either partly or in entirety; and that he will, upon request do, perform and execute every act necessary to enforce the full performance of the covenants and other matters contained therein.

THE ATTACHED IS A TRUE COPY OF THE ASSIGNMENT OF MORTGAGE BETWEEN JAMES WILLIAM BOOTH AND CHARLES HENRY AKROYD DATED JUNE 23, 1927.



Notary Public in and for the
Province of British Columbia

FEBRUARY 20, 1943

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness "Jarvis D.C. Sample"

Street Address 233 Roswell Ave.,

City Long Beach, California

Occupation Banker

"J.W. Booth" (Seal)

FOR 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 oath of the maker thereof, and whose name subscribed thereto as part that the person mentioned in the annexed Instrument as 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 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.

Richards Akroyd & Gall
Vancouver, B.C.
Lot 3,
Block 39,
D.L. 196,
Vancouver, B.C.

The Clarke & Stuart Co. Ltd., Law Printers and Stationers, Vancouver, B.C.
Form No. 90

Assignment
— OF —
Mortgage

CHARLES HENRY AKROYD

JAMES WILLIAM BOOTH

Dated 23rd June 19427

AFFIDAVIT OF WITNESS

Province of British Columbia
To Wit:

I, of the in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by [one of] the part thereto, for the purposes named therein.
2. The said instrument was executed at I know the said part, and that I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at in the Province of British Columbia, this day of 194

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

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the day of 194 at

in the Province of British Columbia, (whose identity has been proved by the evidence on oath of the maker thereof, and whose name subscribed thereto as part that the person mentioned in the annexed Instrument as 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 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.

This Indenture

triplicate
Made in ~~April~~ this twenty-fifth day of August in the year of our
Lord one thousand nine hundred and ~~thirty~~ ten

In Pursuance of the Act Respecting Short Forms of Mortgages: Between

YONEKICHI AOKI, of the City of Vancouver in the Province
of British Columbia,

(hereinafter called the Mortgagor)

of the **FIRST PART**

AND

JAMES W. BOOTH, of the City of Vancouver in the Province
of British Columbia,

(hereinafter called the Mortgagee)

of the **SECOND PART**

WITNESSETH that in consideration of ~~the sum of~~ FORTY-TWO HUNDRED & FIFTY (\$4250.00)

Dollars of lawful money of Canada now paid by the said
Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor
DOTH GRANT and Mortgage unto the said Mortgagee, his heirs and assigns **FOR EVER:**

~~ALL AND SINGULAR~~ that certain parcel or tract of land and premises situate ~~at the corner of~~ in
the City of Vancouver, in the

Province of British Columbia, more particularly known and described as Lot numbered Three(3)
in Block numbered Thirty-nine (39) in Subdivision of District Lot
numbered One Hundred One Hundred and Ninety-six (196), Group One (1)
Vancouver District, according to the registered map or plan of said
subdivision deposited in the Land Registry Office at the said City of
Vancouver, and numbered One Hundred and Ninety-six (196)

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof held or enjoyed or appurtenant thereto; and all the estate, right, title, interest, property, claim and demand of him, the said Mortgagor in, to or upon the said premises.

PROVIDED this mortgage to be void on payment of **FORTY-TWO HUNDRED & FIFTY (\$4250.00)** Dollars of lawful money of Canada, with interest at eight (8) per cent. per annum, both before and after maturity, as follows: ~~XXXXXXXXXXXXXXXXXXXX~~

~~that is to say, the said principal sum to become due and payable on the Twenty-fifth day of August, 1913, and the interest thereon to be paid on the Twenty-fifth days of November, February, May and August in each and every year until the whole of said principal sum shall have been fully paid; the first payment of interest to be made on the twenty-fifth day of November, 1910.~~

interest for the same at the rate aforesaid, payable by equal instalments of \$
on the
day of

in each and every year
until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and
payable on the twenty-fifth
day of
November
19 10

AND TAXES and performance of Statute Labor.

AND the said Mortgagor **COVENANTS** with the said Mortgagee that he will pay any Tax which may hereafter be levied on the Mortgagee in respect of the Mortgage money and interest.

THE said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso.

THAT the said 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 Mortgagor will execute such further assurances of the said lands as may be requisite.

AND THAT the said Mortgagor has done no act to encumber the said lands.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value.

AND the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said Proviso.

PROVIDED, that the said Mortgagee on default of payment for _____ month may on

notice enter and lease or sell the said lands, **PROVIDED** that the said Mortgagee may distrain for arrears of interest; **PROVIDED** that in default of the payment of the interest hereby secured, the principal hereby secured shall become payable.

PROVIDED ALSO, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made

LAND REGISTRY ACT

For Attorney

I HEREBY CERTIFY that A.S. Tsujimura proved to me on the evidence on affirmation of J.P. Nicolls, appeared before me and acknowledged to me that he is the person who subscribed the name of Y Aoki to the annexed Instrument as the maker thereof, that the said Y. Aoki is the person mentioned in the said Instrument as the maker thereof, that the said A.S. Tsujimura knows the contents of said Instrument, and subscribed the name of Y. Aoki voluntarily as the free act and deed of the said Y. Aoki who is of the full age of twenty-one years.

IN TESTIMONY whereof, I have hereunto set my Hand and Seal of Office, at Vancouver, British Columbia, this 29th day of August in the year of Our Lord one thousand nine hundred and ten.

"F.R. Furnivall"
Notary Public, B.C.

In The Presence Of

Signature of Witness "J.P. Nicolls" (Seal)

et Address

Town

of Witness

"Y. Aoki"
by his attorney (Seal)
"A.S. Tsujimura"

PAN

CLAU

REM

THOUGH NOT

AFFIDAVIT OF WITNESS

Province of British Columbia
To Wit:

I,

of

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by _____, in the Province of British Columbia,
2. The said instrument was executed at _____ the part _____ thereof, for the purposes named therein.
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at

in the Province of British Columbia, this

day of _____ 19

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

Mortgage
(SHORT FORM)

Lot 3, Block 39, Sub. 196.
Vancouver, B.C.

RICHARDS AKROYD & GALL
ESTATE AGENTS
VANCOUVER B.C.

TO
JAMES W. BOOTH

YONEKICHI AOKI

Dated 25th August 1910

36304

Note.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

I HEREBY CERTIFY that, on the _____ day of _____ 19 _____, at _____ in the Province of British Columbia, _____ (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared _____ the person mentioned in the annexed instrument as the maker thereof, and whose name subscribed thereto as part _____, that _____ know the contents thereof, and that _____ executed the same voluntarily, and _____ 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 _____

RICHARDS, AKROYD & GALL., LIMITED

VANCOUVER.B.C.

Oct 28th, 1942.

George Tameo AOKI. Registration No 01635.

LOCATION.

313 Alexander Street, Vancouver.B.C., known as "AOKI ROOMS", erected on Lot 3, Block 39, D.L. 196.

DESCRIPTION.

3 Story frame building erected about 40 years ago, consists of a store on ground floor formerly occupied by the Owner as living accomodation, 26 Rooms upstairs, 2 Toilets, no baths, furnace or basement the premises being heated by stoves. The general condition of the whole building is bad and there seems to have been no decorating for years alltho the plaster is in good condition.

INVENTORY.

Furniture and fixtures on premises declared by Mrs Aoki under seperate J.P.Form allthough we beleive that the contents is owned by Mr.Aoki.

INSURANCE.

Building insured with the Atlas Insurance Co, Policy No. 247066 for \$1800.00 with loss payable to the Mortgagee Mrs D.B.Akroyd as her interest may appear. Policy in the hands of Mrs D.B.Akroyd.

LIABILITIES.

There is a 1st Mortgage for \$4250.00 on which there is now owing the sum of \$2360.00 for principal together with interest amounting to \$420.05. The mortgage is overdue. Taxes are consolidated and the amount now due \$124.75 together with interest thereon. This property is liable to Tax Sale unless other arrangements can be made by your office.

RECOMMENDATION

A Lease has been arranged on the authority of your office with Mr George Cook for a term of two years at a monthly rental of \$26.50 plus water rates. The fixtures are to be included.

This rental will be hardly sufficient to carry itself, but in view of the great amount of work to be done by the tenant so as to comply with the City authorities, the rental is the best that can be obtained.

RICHARDS, AKROYD & GALL., LTD.

J W Thruswall

*Lease to
come
about Dec 31
see 11240*

make 141

Catalogue No. 4

Files No. 12984 & 11240

313 Alexander Street

3/29/196

ADJUSTMENTS

As of February 21, 1944 - 52 days.

Debit purchaser

Registration fees on Deed. \$1,000.00	\$ 6.00
Insurance premium - \$18.36 @ 24.4% (25/5/44)	4.48
Mont owing - Nov. 30th to Dec. 31st	26.50
Jan. 1st to Jan. 31st	26.50
Feb. 1st to Feb. 20th -	
20/31 x \$26.50	17.10

Total debits

\$ 80.58

Credit purchaser

52/365 x \$87.76

Seller's proportion of taxes for 1944

\$ 12.50

Total credits

\$ 12.50

Total debits

80.58

NET DEBIT DUE FROM PURCHASER

\$ 68.08

cc to Mr. George Cooks.

STATEMENT RE SALE OF:

Name: AOKI, George Taneo

Catalogue No: 4

File No: 12964

Street Address: 313 Alexander St.

Reg. No. 01635

Legal Description: 3/39/196

Date of Sale and Adjustments February 21/44

Sale Price \$ 1,000.00

~~Real Estate Agents Commission~~

\$

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 4.50

Encumbrances:

~~Settlement & release of two mortgages~~ 850.00~~Fees re release of 2nd mortgage~~ 1.00

Arrears of Taxes 172.20

Other charges

Adjustments:

Fire Insurance 4.48

Taxes 12.50

Water 70.10

1,051.70

\$ 1,074.58

Net Proceeds credited to your account

22.68

Date: October 11th, 1944

Compiled by: George Peters

File No. 11240 & 12984
Reg. No. 01634 & 01635

Alvo & George James AGRI

<u>Date</u>	<u>Particulars</u>	<u>Administrator</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 29	Refund 15 Mo. tax		\$ 4.50		
November 9	Rents collected Agent's commission Fire Insurance premium Water rates		2.64 4.85 2.32	52.75	
1943 March 10	Land Registry Office - Certificate of Encumbrance Fire Insurance premium		1.00 16.00		
March 27	Cheque to you		4.50		
May 7	Fire Insurance premium		18.36		
June 29	Payment on account taxes		100.00		
December 3	Payment on account taxes		100.00		
December 9	Rents collected Agent's commission Fire Insurance premium Repairs Water rates		15.96 4.85 4.30 7.75	16.00	
1944 January 11	Inventory & appraisal		5.00		
March 20	Refund Insurance premium			2.30	
			\$ 289.53	\$ 377.55	

CR \$ 88.02

File No. 12964
Reg. No. 01635

George Taseo AOKI

<u>Date</u>	<u>Particulars</u>	<u>Administrator</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1964 October 10	Balance as per statement sent		\$ 1.00	\$ 22.88	
October 26	Storage & Insurance on Radio		\$ 1.00	\$ 22.88	

CN \$ 21.88