

13020

PERSONAL
REAL ESTATE

BUREAU POWELL STREET

FILE No. 13020

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: IKEDA Neat Toshi (Miss)

HOME ADDRESS: 2326 West 4 7th Avenue Vancouver, B. C.

former address: 1740 Powell Street, Vancouver, B.C.

REGISTRATION NUMBER 01992 SEX: Female AGE: 26

OCCUPATION: Accountant,

(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: Traders Service Ltd., 339 Railway St., Vancouver.

MARRIED? no

Father: Fred Kintaro

Mother: Hatsu

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION:

none

2. BUILDINGS AND OTHER IMPROVEMENTS:

none

3. INSURANCE (Give particulars; state where policies are)

none

4. TAXES (Amount and where payable) none

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none

6. OCCUPANCY AND LEASES (If vacant so state)

none

Int-40
11069

none

9. IF FARM LAND STATE CROPS SOWN

none

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

none

STATE WHEREABOUTS OF TITLE DOCUMENTS:

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 2326 West 7th Avenue, Vancouver.

Occupies 1 room on 1st floor of 2 storey ~~renting~~ house.

2. LANDLORD'S NAME AND ADDRESS:

Mrs. J. E. Lewis, same address.

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

\$15.00 per month. Paid to October 15, 1942.

4. STATE WHEREABOUTS OF LEASE: none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

339 Railway Street, Vancouver, B. C.

1 table, 1 chair, 2 boxes chinaware & kitchen utensils.

If not taken with her, these things will be left in the Trader's

Service Ltd., warehouse, at the above address. (339 Railway St.)

none

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

none

CLAIM ON ANY SUCH PROPERTY

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

4. INSURANCE CARRIED ON ABOVE PROPERTY:

none

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

none

Ikeda
Fred Kintaro IKEDA was Agent for Westinghouse Electrical Supplies. The following

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) are moneys ~~owing to declarant's father, Fred Kintaro, for supplies bought from the "Westinghouse Electrical Supplies" 1740 Powell Stg. Declarant's father went back to Japan in 1939, and she has been operating the business since then & has power of attorney.~~
Mr. Kazuo FUJIOKA, Port Moody, owes \$42.25 for a battery radio bought in 1938.
Mr. K. ~~XXXXXX~~YAMAURA, P.O. Box 8, Port Hammond owes \$138.00, balance on a Westinghouse Washing Machine bought in 1939.

Mr. Yuichi KATAKAMI owes \$78.00 ~~for~~ balance on Frigidaire bought in 1937. Mr.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) Katakami
(lived at
One \$50.00 Victory Bond. 1941. In own possession. (333 Ewen Ave.
(New Westminster

8. BANK ACCOUNTS: Canadian Bank of Commerce, Victoria & Powell Sts.
\$24.00. Account number 72.

9. LIFE INSURANCE:

none

10. INTEREST IN ANY ESTATES OR TRUSTS:

none

11. SAFETY DEPOSIT BOX:

none

LIABILITIES:

1. PERSONAL DEBTS:

none

2. TRADE DEBTS:

none

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

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

Dated this 29th day of September 1942:

(Signature) *Heat Toshi Ikeda*

D.M. Chope.
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

13020

DATE July 16, 1943

Our File No. 13020

Full Name IKEDA, Neat Toshi
(Surname in Block Letters)

Registration No. 01992

Male - Female
(Check) ☒ Male

Age July 26/16

Former Address 1740 Powell St., 2326 West 7th Ave., Vancouver, B. C.

Date Evacuated Oct. 28/42

Naturalized - Canadian-Born - National
(Check) ☒ Canadian-Born

Present Address Apt. 30, 1160 St. Mark St., Montreal, Quebec.

18 Milroy Ave., Valois 33, P.Q.

Married - Single
(Check) ☒ Single

Name of Wife _____

Name of Husband _____

Name of Mother IKEDA, Hatsu # 08509 Name of Father Kintaro (Japan)

Names of Children under 16 _____

Requested by L.F.

Registered with Custodian No
(Yes or No)

Additional Information Accountant.

MEMORANDUM

Further particulars of the registration of:

IKEDA Neat Toshi
2326 West 7th Avenue, Vancouver.

Reg. No. 01992

When declarant registered on September 29, she failed to register the following property which was handed over to her by her grandmother SATTA Raku, now at Slocan:

STATEMENT OF ALL REAL PROPERTY

LOCATION AND DESCRIPTION 1349 East 7th Avenue, City of Vancouver. Lot 20, in subdivision "A" of block 155, District Lot 264 "A", group 1, New Westminster District. Title deed number unknown.

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

INSURANCE: The Lumbermen's Insurance Co. \$1500.00 Policy in own possession, number 9--4492.

TAXES: \$74.59 Payable City of Vancouver. 1942 paid.

ENCUMBRANCES: none

OCCUPANCE AND LEASES: Occupied by Mr. J. C. Laurie. Amount of rent unknown. All details known to the agents A. W. Goodrich Co. Ltd., 235 East Broadway, Vancouver, B. C.

STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession.

STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

IF FARM LAND STATE CROPS SOWN None

October 23, 1942.

D. C.

N. T. Ikeda

13320

June 27th, 1945.

Miss Beat Toshi IKEDA,
Reg. No. 01992,
18 Milroy Avenue,
Valois 33, P. Q.

Dear Madam:

We duly received your letter of May 30th and after consultation with the B. C. Security Commission we enclose cheque for \$1247.57, being the total amount of funds standing to your credit in our books.

In our letter of July 6th, 1944 you were forwarded a statement showing the net proceeds of the sale of your property at 1349 East 7th Avenue, Vancouver, together with a statement of your account. In our letter of May 4th, 1944 you were advised that unless we heard from you to the contrary there was nothing that this office need do respecting your chattels.

According to our records there are no claims on file against you. The question of monies owing to your father, Mr. Fred Kintaro Ikeda, is being looked into and he will be written regarding same at a later date.

There would appear, therefore, to be no further action necessary on our part in connection with your file, and your account will, therefore, be closed, there being now no funds left in same.

Yours truly,

P. Duost,
Administration Department

PD/ER
Enc.

9778/11069/13020

26 April, 1944.

Messrs. Gordon M. Thompson Ltd.,
511 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 367
1349 East 7th Avenue

This will acknowledge receipt of your letter of to-day's date in which you enclose certified cheque for \$1,125.00. We have now received \$1,250.00, the full amount of the purchase price of the above property.

We note that you wish this property to be registered in the name of Cottage Holdings Limited, a Company incorporated under the laws of British Columbia and having their office at 413 Granville Street, Vancouver, B. C.

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

Yours truly,

F. G. Shears,
Director.

PMH

9776/11069/13020

21st March, 1944.

The Cottage Holdings Ltd.,
511 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 367
1349 East 7th Avenue

Your letter of the 25th instant enclosing cheque for \$125.00 and offer to purchase the above property for the sum of \$1,250.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$1,125.00.

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

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

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

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

Yours truly,

F. G. Shears,
Director.

FMH

C
O
P
Y

PEMBERTON REALTY CORPORATION LIMITED.

March 24th, 1944
"One Day Nearer Victory".

Catalogue #367.

1349 East 7th Avenue, 20/155A/264A.

Lot - 33 by 124.

This is a 2-storey frame house containing living room, dining room, with fireplace, kitchen on the first floor with 2 large and two small bedrooms and bath on the second floor. Basement has plank floor in bad condition, furnace dismantled and useless. Steps and verandah floor need renewing. Eavestroughs all broken, roof has tar paper spread over the shingles and is partly blown away.

Value for Sale \$1,200

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore."

W. G. Moore.

WGM-JM

AS

MEMORANDUM

File Nos. 13020, 11069 and 9778.

TO: Mr. Ian Macpherson.

FROM: Mr. W. J. Johnston.

September 28th, 1943.

Re: Miss Noto Toshi IKEDA - File 13020.

Property at 1349 East 7th Avenue,
Vancouver.

There is no copy of Certificate of Encumbrance, Vesting Certificate, or Confirmation of Ownership on file 13020. ✓

Lot 20, Subdiv. "A", Block 155,
D.L. 264-1, Group 1, N.W.D.,
Plans 442 and 1771.

This property was registered in the names of Raku SATTA and Hatsu SATTA but has now been transferred and registered in the name of Miss Noto Toshi IKEDA and she is now the sole owner. In view of the fact that Raku Satta and Hatsu Satta have no further interest in the property, the above-mentioned Vesting Certificate should now be vacated and a new Certificate of Encumbrance and Vesting Certificate obtained. I would appreciate same if you would kindly obtain these and have copies made for the above-mentioned files.

*No necessary.
Deed was received
11/22/43 subject to Custodian's
vesting
JW*

[Signature]
.....

EVACUATION SECTION

Rec'd FEB 8 1943

File No. 13020

Ans.

Referred *McArthur*

Apartment 30,
1160 St. Mark St.,
Montreal, Quebec,
January 30, 1943.

ack
17/3
✓

Mr. P. H. Russell,
Administration Department,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir: Re: File No. 13020

Yours of December 9th last and January 18th were duly received and regret that they have been left unanswered for so long.

On the property in question are Consolidated Arrears totaling \$76.36 as at the end of 1942, payable in installments of \$19.06 annually. However, because of these arrears, I was given to understand that the Title to the property could not change hands although an Agreement of Sale was drawn up and the said property assigned to me. At the end of 4 years, when the arrears will have been paid up, the Title was to be registered in my name.

I have in my possession both the original Title Documents and the Agreement for Sale. Kindly advise what can be done in view of the foregoing circumstances.

As regards collections from accounts in my father's business, all monies are to be placed in my account. I am in no way obligated to report to my father as the disbursement of all funds also was left to my discretion.

Yours very truly,

(Miss) N. Skellern

Reg. No. 01992

File No. 13020

13020

January 18, 1943.

Miss Neat Toshi IKEDA,
Reg. No. 01992,
498 Wood Ave.,
Westmount, Quebec.

Dear Madam:

We should be glad to have your reply
to our letter of December 21.

Please also give us particulars of the
claims which you declared on your J P form against Kazuo
FUJIOKA, K. YAMAURA, and Yuichi KATAKAMI. We have the
amounts, but what we wish to know is were you operating
your father's business for yourself or for him? Are you
entitled to keep any money collected on the account mentioned
for your own or are you supposed to report to your father
when you are able to do so.

Yours truly,

P. H. Russell.
Administration Department.

PHR/CD

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO

FILE NO. 17489

Legal Section
FKAB:MJL

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario,
February 4th, 1942.

RECEIVED
FEB 6 1942

Answered

Dear Sir:- re Fred Ikeda

I enclose herewith a copy of a
letter, dated January 26th, 1942, and sent to
the Custodian by J. C. Lann (?), of 1349 East
7th Avenue, Vancouver, as it appears to contain
information that may be of interest to you.

Yours very truly,

T. X. A. Biron
(T. X. A. Biron)

For Assistant Deputy Custodian

G. W. McPherson, Esq.,
1409 Royal Bank Building,
Vancouver, B. C.



ALCOA
INC.

IKEDA, Miss Keat Toshi

1992

[illegible]

REG.
NO.

01992

NAME

IKEDA, Miss Neat Toshi

FILE
NO.

13020

ASSURED

THE SECRETARY OF STATE OF CANADA, acting in his capacity as CUSTODIAN

COMPANY

British Canadian
Insurance Company

POLICY NO.

57502

AMOUNT

\$1500.00

PREMIUM

\$8.25

RATE

.55

TERM

3 Yr.

EXPIRATION

Dec. 8, 1945

PROPERTY INSURED

\$1500.00 On the frame, shingle-roof
Private Dwelling
*Transferred to Neat Toshi
Ikeda 15/5/44*

LOCATION

1349 East 7th Ave.
Vancouver, B. C.

LOSS PAYABLE

ASSURED

INSURANCE AGENT

A.E. Goodrich Co. Ltd.

RENTAL AGENT

A.E. Goodrich Co. Ltd.

ENDORSEMENTS

PERSONAL PROPERTY SUMMARY

Neat Toshi IKEDA (Miss)

Reg. No. 01992

File No. 13020

CHATELS:

In her JP Form dated September 29th, 1942, Miss Ikeda declared a few chattels which she stated would be left in the Traders Service Ltd. warehouse at 339 Railway St., Vancouver, if she did not take them with her. On May 4, 1944, Mr. Green wrote to Miss Ikeda regarding the above goods stating that unless the Custodian heard from her further we would assume that there was nothing this office need do on her behalf. No further reference appears on file relative to these chattels.

BANK ACCOUNT:

Declared in JP Form: "Canadian Bank of Commerce, Victoria & Powell Sts. - \$24.00. Account No. 72".
There is no further reference on file to this account and no action regarding same has been taken by this office.

BONDS:

Declared in JP Form: "1 \$50.00 Victory Bond 1941, in own possession"
This bond did not come into possession of the Custodian and no action has been taken regarding same.

ACCOUNTS
RECEIVABLE:

1. Refund of 1% Wage Deductions for first half of 1941 - \$4.05.
2. Refund of National Defense Tax for 1942 for \$8.10 was credited to Miss Ikeda's account on March 27, 1943.

The following Accounts Receivable owing to declarant's father were declared by Miss Ikeda who had power of attorney from her father to operate his Electrical Supplies business at 1740 Powell Street:

(a) Mr. Kazuo FUKIOKA - \$42.25.

(b) Mr. K. YAMAURA - \$138.00.

(c) Mr. Yuichi KATAKAMI - \$78.00.

Paid and credited to father's account. See Letter 16/7/46.

A list of claims was submitted to this man for acknowledgement and he replied on Feb. 1/44 that their circumstances were such that they were unable to spare even a cent. No further action has been taken and no funds remain to his credit with the Custodian.

On being advised of this debt Mr. Katakami stated in his letter of Feb. 4/46 that this debt could be paid from his share of chattel proceeds. Mr. Katakami's file reveals that chattels were in such a mixed condition with those of other Japanese persons that the proceeds have been put in Chattel Suspense

05081 .07 114 50010 .04 .26 (624) 40 71 2800 4.50

Account. Nothing further can be done until such a time as an agreement has been reached on Chattel proceeds.

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

E. Robertson
E. Robertson.
Oct 10/07

(a) Mr. Henry L. Hunt - 100.00

(b) Mr. L. L. Hunt - 100.00

(c) Mr. L. L. Hunt - 100.00

File No. 13020

CLAIMS DEPARTMENT

July 27th, 1943.

Miss Neat Toshi IKEDA - Reg. No. 01992

CREDITORS:-

NO CLAIMS ON FILE, at this date.

DEBTORS:-

Please see JP Form. Moneys owing to:-
Fred Kintaro IKEDA, father of above named.

as follows:

487 (1)	Kazuo FUJIOKA, Port Moody, for battery radio bought in 1939	- \$42.25
7283 (2)	K. YAMAURA, P.O. Box 8, Port Hammond, bal. on West. washing machine bought in 1938	- \$138.00
3421 (3)	Yuichi KATAKAMI, 333 Ewen Ave., New Westminster, bal. on Frigidaire bought in 1937	- \$ 78.00

claim sheet
made. passed on
to H J J
Anderson

Anderson

LIABILITY SUMMARY

File No. 13020.

Neat Toshi IKEDA - Reg. No. 01992.

The above named Japanese declared on her JP Form, signed 29th September, 1942, that she had no Personal or Trade Debts.

We can find no evidence of any claims having been filed against her.

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

October 12th, 1946.

DAG:JS


D. A. CRAMER.

REAL PROPERTY SUMMARY

JAPANESE NAME: Neat Toshi IKEDA Reg. No. 01992 File No. 13020.

CATALOGUE NO: 367.

PROPERTY ADDRESS: 1349 East 7th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 20, Subdivision "A", Block 155, District Lot 264A, Group 1, N.W.D., Plans 442 and 1771.

TITLE: Registered in the name of Nete Toshi IKEDA (Spinster).

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 35376, dated December 8th, 1942.

ASSESSED VALUES: Land - \$ 365.00
Improvements - \$1100.00 - \$1465.00. Taxes - \$47.65.

CLASSIFICATION: This is a 2 storey 7 room house situate on a 33' x 124' lot. The valuator reported March 24th, 1944, as follows: "This is a 2-store frame house containing living room, dining room, with fireplace, kitchen on the first floor with 2 large and two small bedrooms and bath on the second floor. Basement has plank floor in bad condition, furnace dismantled and useless. Steps and verandah floor need renewing. Eavestroughs all broken, roof has tar paper spread over the shingles and is partly blown away. Value for Sale - \$1200. W.G. Moore, Pemberton Realty Corporation Limited".

HISTORY OF ADMINISTRATION: This property was leased by A.W. Goodrich Co. Ltd., to J.C. Laurie on a monthly basis as from October 1st, 1942. Consideration - \$15.00 per month payable in advance. Mr. Laurie vacated on October 30th, 1942, when the lease was taken over by John Gavin on the same terms.
Rents collected - \$300.00 against which were the following charges:

Plumbing repairs	\$25.23
Roof repairs and papering	39.95
Fire Insurance Premiums	8.25
Water Rates	21.00
Commission	15.00 - \$109.43

SOLD: To Cottage Holdings Limited for \$1250.00 as at April 26th, 1944. Approval of Advisory Committee - March 29th, 1944.
Funds released to the credit of Neat Toshi IKEDA as at June 24th, 1944 against which were the following charges: Real Estate Commission - \$62.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50, Vendor's share of 1944 Taxes - \$16.35 - \$91.35, leaving a net credit of \$1158.65 from said transaction.
Adjustments as at April 26th, 1944, to the amount of \$4.45 - Purchaser

share of Unexpired Fire Insurance Premiums and \$2.55 - Purchaser's share of Water Rates = \$7.00, were placed to the credit of Neat Toshi IKEDA'S account.

The following Fire Insurance Policy:-
British Canadian Insurance Co., Policy No. 57502 - \$1500.00, covering the dwelling, was transferred to Cottage Holdings Limited as at 15th May, 1944.

OLD CERTIFICATES OF TITLE

No. 54792-I and 89098-L: Were on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 102458 in the name of Cottage Holdings Limited was handed to them on 28th June, 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.

October 12th, 1946.

DAC:JS


D. A. CRAMER.

File No. 13020.
Catalogue No. 367.

June 13th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Re: Toshi IKEDA
City of Vancouver
Lot 20, Subd. "A", Blk. 155,
D.L. 264 A, Sp. 1, N.W.D.,
Plans 442 and 1771.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated May 12th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 102457-L, dated May 12th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 102458-L, dated May 12th, 1944, registering the property in the name of Cottage Holdings Limited (Deed).
3. Duplicate of Transmission dated May 4th, 1944.
4. Duplicate of Deed dated May 4th, 1944 - Secretary of State to Cottage Holdings Limited.
5. Certificate of Indefeasible Title No. 102458-L, dated June 1st, 1944, covering the above property in the name of Cottage Holdings Limited.

D. A. Cramer

File No. 13020.
Catalogue No. 367.

May 1st, 1944.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. D. A. Gomer

Weto Toshi IKEDA - Reg. No. 01992.
City of Vancouver
Lot 20, Subdivision "A", Blk. 155,
D.L. 264 A, Sp. 1, N.W.D., Plans
442, and 1771. Certificate of
Yaching No. 35376.

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..... COTTAGE HOLDINGS LIMITED.
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 No. 89098-L is in the Land Registry Office at Vancouver.

DAG:JS
Encls.

D. A. Gomer

Catalogue No. 367
File No. 13020
1349 East 7th Avenue
20/A/155/264 A

June 30, 1944

COTTAGE HOLDINGS LIMITED

In account with The Custodian of Heavy Property

STATEMENT OF ADJUSTMENTS

(as at April 26, 1944)

	DEBIT	CREDIT
Purchase price	1,250.00	
Cheques received		1,250.00
117/365 x \$51.01 seller's proportion of 1944 taxes		16.35
117/184 x \$ 7.00 Water to June 30, 1944		4.45
(Amount of rental \$15.00 less agent's fees 75¢)		
April 26 to April 30 - 4/30 x \$14.25		1.90
May 1st to May 31st		14.25
Registration fees on deed - \$1250.00	5.75	
Insurance premium - 54¢ x \$8.25	4.45	
Water to June 30, 1944	7.00	
Balance owing purchaser	19.75	
	<u>\$1,286.95</u>	<u>\$1,286.95</u>

BALANCE OWING TO PURCHASER

\$19.75

Mont Tishie INBA

File No. 13120
Reg. No. 01992

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944				
March 16	Balance brought forward	\$	\$ 69.57	
April 15	Receipts collected		12.35	
April 26	Credit re sale of property		1,165.65	

GR \$ 1247.57

STATEMENT RE SALE OF:

Name: IKEDA, Neat Toshie #01992

Catalogue No: 367

File No: 13020

Street Address: 1349 East 7th Avenue, Vancouver

Legal Description: Lot 20, Subdivision "A", Block 155, D. L. 264 A.

Date of Sale and Adjustments April 26th, 1944.

Sale Price \$ 1,250.00Real Estate Agent's Commission \$ 62.50Charge for Valuation 5.00Charge for Advertising 4.00Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid vendor~~~~Mortgages~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 4.45Taxes 16.35Water 2.55

\$ 91.35 \$ 1,257.00

Net Proceeds credited to your account

\$ 1,165.65 *by*

Date:..... July 6, 1944.

Compiled by:..... George Peters

File No. 13020
Reg. No. 01992

Reet Toshit

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 29	14 Wage Deduction Refund for 1st six months, 1941	\$	\$ 4.05	
November 12	Rental Statement Commission	1.50	30.00	
December 14	Rents collected Commission	.75	15.00	
1943 January 13	Rents collected Commission Insurance	.75 8.25	15.00	
February 16	Rents collected Commission - A. A. Goodrich	.75	15.00	
March 12	Rent collected Commission Sundry per rental statement	.75 7.00	15.00	
April 16	Rents collected Commission Repairs & Maintenance	.75 25.23	15.00	
May 13	Rents collected Commission	.75	15.00	
May 27	1942 National Defense Tax refund		8.10	
June 14	Rents collected Commission	.75	15.00	
June 29	Ck 3951 - City of Vancouver - payment of taxes " " interest	76.36 3.88		
July 15	Rents collected Commission	.75	15.00	
July 29	Registering Deed to lot 20, S.D. "A" Block 155, D.L. 264A, maps 442 & 1771, N.W.D.	7.20		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 August 17	Rents collected Commission Repairs & Maintenance	\$.75 4.20	\$ 15.00	
September 13	Rents collected Commission Sundry	.75 7.00	15.00	
October 16	Rents collected Commission	.75	15.00	
October 30	Ck 5947 - City of Vancouver 1943 taxes	51.96		
November 10	Ck 6145 - Certificate of Encumbrance - Vancouver	1.00		
November 15	Rents collected Commission	.75	15.00	
December 18	Rents collected Commission	.75	15.00	
1944 January 12	Rents collected Commission	.75	15.00	
February 15	Rents collected Commission	.75	15.00	
March 18	Rents collected Commission Sundry	.75 7.00	15.00	
March 28	Pemberton Realty Corp. - valuation fee Cat # 367	5.00		

CR \$64.57

File No. 1320
Reg. No. 0192

Real Estate Inventory

Date	Particulars	Debit	Credit	Balance
1944 March 15	Balance brought forward		\$ 67.57	
April 15	Rents collected		12.35	
April 25	Credit re sale of property		1,165.65	

GR \$ 1247.57

MEMORANDUM

Files 13020, 487, 7283, 3421

TO: Mr. Johnston

October 4th, 1945

FROM: Mr. Roub

Re: Fred Kintaro IKEDA (In Japan)
Informant File No. 140.

With reference to our conversation yesterday with Miss Graham, in her SP form dated September 29th, 1942, Miss Bent Toshi Ikeda (our file 13020) declared that the following items were owed to her father, Fred Kintaro Ikeda:

1. Kazuo FUJIOKA, Port Hood
- for battery radio bought in 1938. \$ 42.25
File No. 487
2. K. YAMAHARA, P.O. Box 8, Port Hammond
- Bal. on Westinghouse washing machine 138.00
bought in 1938. File No. 7283,
3. Tetschi KATAYAMA, 333 Ross Ave., New West-
minster.
- Bal. on Frigidaire bought in 1937. 78.00
File No. 3421

Claim sheets have been made out and passed on to the persons handling the various files.

PD/RE

Catalogue No. 367
File No. 13020
1349 East 7th Avenue
20/A/155/264/1/442&1771

Receipt of Certificate of Title No. 102458-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled. Receipt is also acknowledged of The British Canadian Insurance Company, Policy No. 57502 which has been assigned to us, and cheque for \$19.75 representing closing adjustments on sale to us of 1349 East 7th Avenue.

Dated at Vancouver, B. C., this 28th day of June, 1944.

Ernest F. Hargrave
per S. O. Hargrave

13020

July 6, 1944.

Miss Keat Toshi IKEDA,
Registration No. 01992,
Apartment No. 30,
1160 St. Mark Street,
Montreal, Quebec.

Dear Madam:

Re: Catalogue No. 367
1349 East 7th Avenue
29/4/55/264 A

Please be informed that real property known as 1349 East 7th Avenue has been sold as of April 26th, 1944 for the sum of \$1,250.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to R. C. Security Commission.

May 1st, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 13020, 11069 & 9778

NAME: Nete Toshi IKEDA

CATALOGUE NO: 367

RE: 1349 East 7th Avenue, Vancouver, B. C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 20, Subdivision
"A", Block 155, District Lot 264 A,
Group 1, New Westminster District,
Plans 442 and 1771.

Encumbrances: None

Taxes: 1943 taxes of \$51.96 paid. No arrears.

Vested: No. 35376

VALUATION BY APPRAISER: \$1200.00

AMOUNT OF BID: \$1250.00

APPROVED BY ADVISORY COMMITTEE: March 29th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$1250.00

NAME OF PURCHASER: Cottage Holdings Limited.

KWW/W

K. W. WRIGHT

Note: Miss. Ikeda signed her "J.P." Form. Nete Toshi Ikeda.
Certificate of Encumbrance shows her name as Nete Toshi Ikeda.

Date.....
March 31st, 1944.

REAL PROPERTY MEMORANDUM

13020
File No. 11069
9778

Name..... Nete Toshi IKEDA..... Registration No. 01992..

Re: Catalogue No. 367

Address: 1349 East 7th Avenue, Vancouver, B. C.

Legal Description: Lot 20/A/155/264 A (Dwelling)

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 89098 L Whereabouts: Land Registry Office,
Vancouver, B. C.

Registered owner: Nete Toshi IKEDA (Spinster) Reg. No. 01992

Property: Lot 20, Subdivision "A", Block 155, District Lot 264 A,
Group 1, New Westminster District. Plans 442, and 1771.

✓ B. Charges.

Registered: Nil

✓ Vesting: Yes. Vested in Custodian. Filing No. 35376 (Raku Satta)

✓ Unregistered: Nil

Dec 8/1942

Taxes: \$51.96 (1943) paid in full to Dec. 31, 1943. Arrears: Nil

Water: \$7.00 (Net) paid in full for period Jan. 1st to June 30, 1944
Arrears: Nil

Insurance: \$1500.00. Expiry date Dec. 8, 1945.

Assessed Value: Land: \$365.00

Improvements: \$1100.00

Valuation by Appraiser: \$1200.00

✓ Amount of Bid: \$1,250.00

Approved by Advisory Committee: March 29, 1944

Paid as shown in attached letter: \$1,250.00

Name of transferee as attached letter: Cottage Holdings Ltd.

ADMINISTRATION.

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

Rented unfurnished on a month-to-month basis at \$15.00
monthly.

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

Nil

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: A. W. Goodrich Company Limited.