

463

Powell St. Branch
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 INFORMATIONNAME: UYESUGI, Kazuo.HOME ADDRESS: 106 W. Hastings St., Vancouver, B.C.REGISTRATION NUMBER 011 25 SEX: Male AGE: 20OCCUPATION: Store Clerk

(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: SelfMARRIED? NoNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Subdivision 6, Lot 66, Subdivision of the
Town of Hastings, City of Vancouver, Province of B.C.
554 Cassiar St., Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey, 6 room, wooden frame
house, and 1 garage.

3. INSURANCE (Give particulars; state where policies are) \$2000.00 Fire Insurance Policy,
with the Northwestern National Insurance Co., Policy No. 107154. In own possession.

4. TAXES (Amount and where payable) Premiums paid up to August 14th, 1944. \$77.63 paid for 1942, to the Vancouver City Hall.

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

6. OCCUPANCY AND LEASES (If vacant so state) \$27.00 monthly rent paid by
Mr. C. Pitcanen.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 106 W. Hastings St., Vancouver, B.C.
"Central Rooms" Apartment House. Room 228.
2. LANDLORD'S NAME AND ADDRESS: Mr. Alexander Bruce, proprietor of the
"Central Rooms" Apartment House, 106 W. Hastings St., Vancouver, B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
\$12.00 per month, paid up to the end of March, 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:

None

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
2 \$5.00 War Savings Certificates, in own possession.8. BANK ACCOUNTS: \$137.06, in the Imperial Bank of Canada, Abbott and Hastings
Branch, Vancouver, B.C., Savings Account No. 970.9. LIFE INSURANCE: \$1000.00 Policy with the Crown Life Insurance Co., --beneficiary, mother--Mrs.
Waki Uyesugi. Policy in own possession. Premiums paid up to date. Policy No. 187591.

10. INTEREST IN ANY ESTATES OR TRUSTS.

None11. SAFETY DEPOSIT BOX: No. 150, Imperial Bank of Canada, Abbott and Hastings Branch,
Vancouver, B.C.**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneREMARKS: None

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 31st day of March 1942(Signature) Waki UyesugiHarold Beebe

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov. 30th./1942

Our File No. 463

Full Name UYESUGI, Kazuo
(Surname in Block Letters)

Registration No. 01125

^V
Male - Female
(Check)

Age Jan. 2/1922

Former Address 106 West Hastings ST. Vancouver, B.C.

Date Evacuated April 16/42

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

110 Mc Kenzie Ave
Present Address 140 - 1st. Ave., Tashme, B.C. 3/1/44

^V
Married - Single
(Check)

Name of Wife _____

Name of Husband _____

^{nee}
Name of Mother (MORI) Waki #01961

Name of Father Dec'd

Names of Children under 16 _____

Requested by E. Burraston

Registered with Custodian Yes
(Yes or No)

Additional Information Store Clerk

File No. 463

-- SUMMARY --

March 25th, 1946.

-- PERSONAL PROPERTY --

Kazuo UYESUGI,
Reg. No. 01125

CHATELS:

No ChateLS were declared by Kazuo UYESUGI in his declaration dated March 31st, 1942.

BONDS:

BANK ACCOUNT:

LIFE INSURANCE:

(The declaration of March 31st, 1942 by
) Kazuo UYESUGI reveals the following:-
(

2- \$500.00 War Savings Certificates, in own possession.

\$137.06, in the Imperial Bank of Canada, Abbott and Hastings Branch, Vancouver, B.C., Savings Account No. 970.

\$1000.00 Policy with the Crown Life Insurance Co.--beneficiary mother--Mrs. Waki Uyesugi. Policy in own possession. Premiums paid up to date. Policy No. 187591."

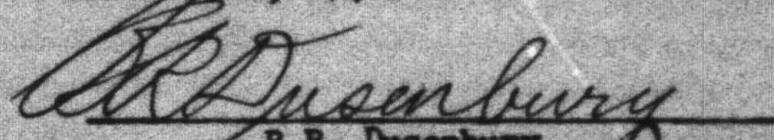
As none of these were vested in the Custodian no action was taken by this office.

SPECIFIED ARTICLES:

There are no Cameras, Radios, Fire Arms, or Vessels revealed in the Registration or the File.

No other Personal Property is revealed on this file.

^ The above Summary is certified to be in accordance with the information on file, March 25th, 1946.


B.R. Dusenbury,
Administration Department.

SUMMARY

March 25, 1946

GENERAL

Kazuo UYESUGI,
Reg. No. 01125

The property at 554 Cassiar Street belonging to UYESUGI was placed by him in the hands of Messrs. Morris & McLennan, Barristers to look after. At first it was placed in the hands of George E. Winter, Chartered Accountant by this office, subsequently with Pemberton Realty Corporation Ltd. who were advised on October 7, 1942 that Mrs. UYESUGI Mother of Kazuo UYESUGI, had asked the above named Barristers to look after this property in her son's behalf.

This arrangement was agreed to by this office. Other than the collecting and forwarding to this office of rents, there seems to have been little else required of the Agents. No unusual attention therefore was required in the administration.

Assessed Value 1944

Land - \$315.00
Improvements -- 1450.00

Appraisal - \$2100.00
Sale price - \$2100.00

The above Summary is certified to be in accordance with the information on file, March 25, 1946.

B. R. Dusenbury
B. R. Dusenbury
Office of the Custodian.

REG.
NO.

01125

NAME

UYESUGI, Kazuo

FILE
NO.

463

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Northwestern Nat. Insurance Co.	<i>Transferred to New Purchaser. From 12-1-44</i> 107154	\$2000.	Aug.	14	1944	between Pender & Turner St 2554 E. side of Cassier St Vancouver, B. C.

-- SUMMARY --

March 25th, 1946.

-- FIRE INSURANCE --

Kazuo UYESUGI
Reg. No. 01125

Fire Insurance was maintained while required. At date of sale, March 21, 1944 of the property the Insurance was transferred to New Owners and a return premium of \$1.33 was allowed Kazuo UYESUGI.

The above Summary is certified to be
in accordance with the information on file,
March 25th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

File No. 463

March 25th, 1946.

-- SUMMARY --

-- REAL ESTATE --

Catalogue No: 39
Japanese Name: Kazuo UYESUGI, Reg. No. 01125
Civic Address: 554 Cassiar Street,
Legal Description: Subdiv. 6 of Lot 66, Town of Hastings,
Suburban Lands, Plan 1843, City of Vancouver,
B.C.
Classification: Dwelling and Garage.

Registered in the name of: Kazuo UYESUGI,
Title: Clear
Sold to: Albert Spencer and Emma Spencer for \$2100.00
as March 21st, 1944.
Title delivered to: H.G. Watson, Agent for Mr. and Mrs. Spencer,
May 5, 1944. Certificate of Title No. 100615-1.
Adjustments settled.
Funds released as: May 3, 1944 to credit of Kazuo UYESUGI on our
books.
Chattels: None involved.
Fire Insurance: Transferred as date of sale to New Owners:
Return premium \$1.33

The above Summary is certified to be in
accordance with the information on file, March
25th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

UYESUGI, Kazuo
554 Cassiar St., Vancouver, B.C.
Evac. File 463



Picture Taken April 9, 1943

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.

J. A. MACLENNAN, LL.B.

463 OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 6 1942

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

October 3rd, 1942.

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

Dear Sir:

Re: Mrs. Waki Uyesugi, 332
Cordova St.

The above-named on May 19th last instructed us to look after rental of the property of her son, Kazuo, situate at 554 Cassiar St., Vancouver. The rental is \$27.00 per month and we were instructed to hold the proceeds of the rentals and to pay taxes and water rates and to look after fire insurance etc. We have also been entrusted with the safekeeping of the Fire Insurance Policy for the sum of \$2,000.00 expiring August 14th, 1944. Taxes have been paid for the current year.

Apparently your office sometime recently instructed Pemberton Realty Corporation Ltd. to supervise the collection of rentals. We have today written to Pembertons advising that we are collecting the rentals and have, in fact, received the payment due

Milson

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8284

Mr Brown

463
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 13 1942

403 Royal Trust Bldg.,
Vancouver, B. C.,
April 11th, 1942.

Attention Mr. C. L. Drewry

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

Sir:-

Re - Kazuo Uyesugi, #01125

I acknowledge receipt of your letter of instructions of April 6th, 1942, together with duplicate copy of declaration form completed by K. Uyesugi. I now report hereunder submitting the information required in the order requested:-

1. The real property, known as 554 Cassiar Street, is situated half a block south of Hastings Street, near the Exhibition Buildings. It is a two-storey frame building with garage at the back, at present used as a woodshed. The house is located in a good district with new houses close by and appears to be in good condition.
2. The title to the property is held by K. Uyesugi. I was informed all documents and papers relating to the property were submitted at the time the declaration form was made out.
3. As above described in clause 1, the house is a two-storey frame building with garage in good condition and located in a good district and is rented at the present time to a Mr. C. Pitcanen for \$27.00 a month. The tenant appears to be taking care of the property.
4. No furniture and fixtures were reported as being owned.
5. I understand a \$2,000.00 fire insurance policy with the Northwestern National Insurance Company - premiums paid up to August 14th, 1944 - is still in force.
6. It is claimed there are no liabilities.
7. As this property appears to be well rented, it would not seem necessary to make any change at the present time, but this rent should in future be paid to the Custodian.

W. J. Winters
Agent.

This Indenture

Made the *31st* day of *March* in the year of our
Lord one thousand nine hundred and forty-four.

In Pursuance of the "Short form of Deeds Act"

Between

**THE HONOURABLE THE SECRETARY OF STATE OF CANADA
Acting in his capacity as Custodian under the Revised Regulations
Respecting Trading with the Enemy (1943)**

(hereinafter called the "Grantor")

AND

**ALBERT SPENCER, Caretaker, and
EMMA SPENCER, wife of Albert Spencer,
of the City of Vancouver,
in the Province of British Columbia.
(Joint Tenants).**

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of Two thousand one hundred (\$2,100.00) ———

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, **DOTH GRANT** unto the said Grantee, his heirs and assigns **FOREVER**:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and known and described as Subdivision Six (6) of Lot Sixty-Six (66) Town of Hastings, Suburban Lands, Plan One Thousand Eight Hundred and Forty-Three (1843).

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 the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

AND the said Grantor releases to the said Grantee all his claims upon the said lands **PROVIDED** there shall be no personal liability upon the Grantor on any covenant express or implied.

WHEREVER the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said Grantor acting in his capacity as Custodian under the Revised Regulations Respecting Trading With the Enemy (1943) has executed these presents by his Deputy on the day and year as above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature
of Witness

Street Address

City or Town

Occupation of Witness

Deputy Custodian.

FOR MAKER

I HEREBY CERTIFY that on the 31st day of March, A.D. 1944, at the City of Ottawa, in the Province of Ontario, Ephraim Herbert Coleman, deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With the Enemy (1943) who is personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With the Enemy (1943), the Maker thereof, and whose name is subscribed thereto as a party and that he knows the contents thereof, and that he executed the same voluntarily and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at Ottawa, in the Province of Ontario, this 1st day of April, in the year of our Lord One Thousand Nine Hundred and Fortyfour.

A Notary Public in and for the Province of Ontario.

FOR WITNESS

PROVINCE OF ONTARIO }
TO WIT: }

I,
of

of the

, in the Province of Ontario,

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part, and that
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 Ontario, this
day of

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

Dated *31st March 1944.*

THE HONOURABLE THE SECRETARY OF STATE OF CANADA Acting in His Capacity as Custodian Under the Revised Regulations Respecting Trading With the Enemy (1943)

—TO—

ALBERT SPENCER, and
EMMA SPENCER
(Joint Tenants)

Deed of Land

City of Vancouver, in the Province of British Columbia, and known and described as Subdivision 6 of Lot 66, T.H.S.L., Plan 1843.

Approved as to form:

[Signature]

EVACUATION SECTION

Rec'd JAN 8 1944

File No. 463

Ass.

Referred

W. L. Wilson

January 3rd 1944

140-151 Avenue

Saskatoon, B.C.

Office of the Canadian
Japanese Evacuation Section (File No 463)
Vancouver, B.C.

Dear Sir,

I have been meaning to get in touch with your office for quite some time concerning the property I own at 584 Cassin St. Vancouver B.C.

On being evacuated to Revelstoke road camp I gave my mother, Waki Kiyosugi, written authority to receive the revenues from the property I own.

Sometimes ago I returned here and found my mother had not yet received any money since August of (1942) when she had sent for from your office.

I believe some money has been held in payments of my solicitors Messrs. Koyie & McFadden. Also for payments on taxes, repairs etc.

Can you advise me if the balance of the money can be forwarded to me either in cash bonds or certificates. Thanking you
Yours truly

Kayao Kiyosugi

To Custodian

1044 Melville St

Royal Bank Bldg

Vancouver B.C.

Vancouver B.C. No. 39 July 19 '44

We hereby tender the sum
of one thousand five hundred and
Sixty Dollars cash full price
for 554 Cassin St
Vancouver. B.C.

Moore & Moore
Per F Moore

File 463

No 39

for filing

overseas

Feb. 23, 1944
550 Cassiar St. S.
Vancouver, B.C.

Office of the Custodian
500 Royal Bank Bldg.

EVACUATION SECTION	
Rec'd	FEB 24 1944
File No.	463
Ans.	By
Referred	Sheffer

Dear Sir:-

I would like to submit an offer
of two thousand dollars (\$2,000) for
the property at 554 Cassiar St. S.,
Cat. No. 39, Lot 6, Blk. 66, File No. 463.
J. H. S. L.

Yours. sincerely
L. R. Oakes

3rd March, 1944.

The J.L. Clark Realty Company,
2173 West 4th Avenue,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 39
354 Cassiar Street

Your letter of the 21st February in which you submitted an offer to purchase the above property for the sum of \$1,900.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,100.00.

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

Yours truly,

F. G. Shears,
Director.

3rd March, 1944.

L. R. Oakes Esq.,
550 Cassiar Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 39
554 Cassiar Street

Your letter of the 23rd February in which you submitted an offer to purchase the above property for the sum of \$2,000.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are not prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,100.00.

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

Yours truly,

F. G. Shears,
Director.

EVACUATION SECTION	
Rec'd	MAR 13 1944
File No.	463
Ans.	<i>Thx</i>
Referred	<i>Shaw</i>

9. 3. 44
550 Cassiar St. S.
Vancouver, B.C.

Dear Sir

I would like to purchase property
at 554 Cassiar St, Catalogue No 39,
and am submitting an offer of \$2,100.00
for same.

Yours truly
L. R. Oakes.

Catalogue No. 39
File No. 463
554 Cassiar Street
6/66/THSL

Receipt of Certificate of Title No. 100615-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 Northwestern National Insurance Company policy No. 107154 which has been assigned to us and cheque for \$32.92 representing closing adjustments on sale to us of 554 Cassiar Street.

Dated at Vancouver, B. C., this 5th day of May 1944.

H. G. Watson
agent for
Albert Spencer and
Emma Spencer.

STATEMENT RE SALE OF:

Name: UYERUGI, Kazuo /01125

Catalogue No: 39

File No: 463

Street Address: 554 Cassiar St., Vancouver, B. C.

Legal Description: Subd. 6 of Lot 66/1843

Date of Sale and Adjustments March 21/44.

Sale Price \$ 2,100.00

Real Estate Agents Commission \$ 105.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 1.33

Taxes 13.14

Water 3.08

\$ 132.72 \$ 2,101.33

Net Proceeds credited to your account as of March 21/44 \$1,968.61

Date: September 8, 1945.

Compiled by: George Peters

Rep.

Date. March 16th, 1944.

REAL PROPERTY MEMORANDUM

File No. 463

Name..... UYESUGI, Kazuo (Mr.)..... Registration No. 01125....

Re: Catalogue No. 39

Address: 554 Cassiar Street, Vancouver.

Legal Description: Subdiv. 6, of Lot 66, Town of
Hastings, Suburban Lands, Plan 1843.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 65461 L. Indef Whereabouts: Owner's possession.

Registered owner: Kazuo UYESUGI

Reg. No. 01125

Property: Subdivision 6, of Lot 66, Town of
Hastings, Suburban Lands, Plan 1843.

B. Charges.

Registered: None

Vesting: 34982

Unregistered: No evidence.

Taxes: \$59.23 (1943 paid)

Water: \$14.00 per annum (Paid to Dec. 31st, 1943)

Insurance: \$2000.00 - Northwestern Nat. Ins. Co. -
expires Aug. 14th, 1944.

Assessed Value: Land: \$315.00

Improvements: 1450.00

Valuation by Appraiser: 2100.00

Amount of Bid: 2100.00

Approved by Advisory Committee: March 15th, 1944

Paid as shown in attached letter: \$2100.00 March 21, 1944.

Name of transferee as attached letter: Albert Spencer, Caretaker and
Emma Spencer, 4605 Georgia Street, City.

ADMINISTRATION.

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

Rented at \$27.00 per month, unfurnished.
No Lease.

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

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: Collingwood Realty

Date	Particulars	Largo SYNDICATE	Debit	Credit	Balance
1944	January 13	Balance as per statement sent			
	March 6	Cheque to you		\$ 187.19	
	March 21	Balance rents to date Commission	100.00		
	August 19	Credit re Sale of Property			
	December 11	Cheque to you	9.00	75.87	
		Crown Life Insurance Co. - payment of premiums & Loans	100.00	1,958.61	
			641.99		
			<u>\$ 850.99</u>	<u>\$2,232.67</u>	
				✓ CR \$ 1,381.68	

OK
to
Nov 18/46

A

K

17th March, 1944.

L. R. Gales Esq.,
550 Cassiar Street, S.
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 39
454 Cassiar Street

This will acknowledge receipt of your letter of the 9th instant in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$2,100.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$2,100.00 the full amount of the purchase price of this property.

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

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

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

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

Yours truly,

F. G. Shears,
Director.

Rec'd	MAR 21 1944
File No.	463
Ref.	H.N.
Referred	HARRIS

5-103 Joyce Rd.

Vancouver

Mar. 21st 1944

Custodian Japanese Properties
Vancouver.

Dear Sir

I herewith enclose certified
Cheque for \$2100.⁰⁰ for purchase
of property known as ⁵³⁷⁴ ~~3121~~ Cassiar St.
and numbered ³⁹ ~~152~~ in Catalogue, as
per your letter to L. R. Oakes.

The title should be made in the
names of Albert Spencer, Caretaker,
and his wife Emma Spencer, residing

4605 Georgia St. Vancouver.

Both Mr & Mrs Spencer are British
(Joint Tenants)

Subjects.

Yours truly

H. Watson

(Callumwood Realty)

S.C. Mrs. McArthur

22/3/44

21st March, 1944.

The Collingwood Realty,
1100 Joyce Road,
Vancouver, B.C.

Dear Sirs

Re: Catalogue No. 39
324 Columbia Street

This will acknowledge receipt of your letter of today's date enclosing certified cheque for \$2,100.00 the full amount of the purchase price of the above property.

We note that you wish this property to be registered in the names of Albert Spencer, Caretaker and his wife, Ruth Spencer, of 4005 Georgia Street, Vancouver, B.C. as Joint Tenants and that they are both British subjects.

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

Mr. Harvey's valuation - \$2,100.00
Committee approved - March 15th, 1944.

C. J. LOEWEN
NOTARY PUBLIC

A. ROUT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENGLAND

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

781 DUNSMUIR STREET
VANCOUVER, B.C.

11th April, 1944.

File 463

Department of the Secretary of State,
Office of the Custodian,
(Japanese Evacuation Section)
Granville & Hastings Streets,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 39 - 554 Cassiar Street,
Lot 6, Block 66 - Hastings Townsite.

This lot is 33 x 122 feet to a 12 foot lane, on the East side of Cassiar Street, between Pender and Turner Streets. It is about 2 feet above the street and slopes up towards the rear where it is level with the lane. Fences are poor.

On this is a small Six (6) room house, $1\frac{1}{2}$ stories. The exterior is of drop-siding to the first floor level and shingle above, with a good shingle roof. Eaves and down pipes are in good condition but the front steps require attention.

There is a small living-room with corner brick fireplace, and french doors lead to a small room 8 x 10 on the North side. There is a kitchen with separate pantry, small porcelain sink, hallway to back porch and off this hall a small bedroom without cupboard. An enclosed stair leads to the upper floor where there are two bedrooms and bathroom with full standard plumbing. The ceilings on the upper floor are only 6 ft. 6 inches in the centre and slope towards the side at the angle of the roof. All floors are fir, sanded, polished and in good condition. Interior decoration is in good condition.

The basement 21 x 39, has cement floor, laundry tubs and home-made iron furnace. The original foundation has been cement blocks, but concrete has been poured between these on the North side, East and South sides. The cement block foundation remains across the front.

There is a frame garage on the lane, with shingle roof.

This property was inspected on 27th August, 1943, and in my opinion a fair valuation as at that date is \$2100.00.

Yours faithfully,

Loewen and Harvey, Limited.

A. Rout Harvey

400 → File No. 400
Catalogue No. 30

April 20th, 1944.

MEMORANDUM

To: Mr. George Peters

From: Mr. E. A. Gower

Re: **STANDARD**
Subdivision 6 of Lot 65,
Town of Hamilton, Ontario
Appl. File 1000.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated April 14th, 1944,
to deliver herewith the following documents in connection
therewith.

1. Copy of application number 100004-1, dated April 14th,
1944, registering the property in the name of the
Crestline (Transmission).
2. Copy of application number 100025-1, dated April 14th,
1944, registering the property in the name of Albert
Spencer and Ross Spencer - Joint Tenants (Deed).
3. Duplicate of Transmission dated March 11st, 1944.
4. Duplicate of Deed dated March 11st, 1944 - Secretary
of State to Albert Spencer and Ross Spencer - Joint
Tenants.
5. Certificate of Indefeasible Title number 100025-1,
dated April 14th, 1944, covering the above property
in the name of Albert Spencer and Ross Spencer -
Joint Tenants.

Alfred Gower

Encl.
Encl.

463

May 3, 1944.

The Collingwood Realty,
5103 Joyce Road,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 99
554 Cassiar Street
6/66/THSL

Title to the above described property has now been received in the names of Albert Spencer and his wife, Emma Spencer, 4605 Georgia Street and is ready for delivery. Relevant insurance policy which has been assigned to the new owners of this property is also ready for delivery.

Adjustments as of March 21, 1944 as shown on the enclosed sheet have been calculated and a balance of \$32.92 appears to the credit of the purchasers.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchaser to attend in order that statement of adjustments may be approved and certain releases signed by them prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mr. & Mrs. Albert Spencer.

Catalogue No. 39
File No. 463
554 Cassiar Street
6/66/T.H.S.L.

ADJUSTMENTS

As of March 21, 1944 - 31 days

Debit purchaser

Registration fees on deed - \$2,100.00	\$8.45
13.3% x \$10.00 insurance premium (expiry 11/8/44)	1.33

Total debits

\$9.78

Credit purchaser

81/365 x \$59.23 seller's proportion of taxes for 1944	\$13.14
81/184 x \$ 7.00 water to June 30/1944	3.08
Rent collected - March 21st to March 22nd - 1/31 x \$25.65	.83
" " - March 23rd to April 22nd (Rents due on 23rd of each month)	<u>25.65</u>

Total credits

\$42.70

Less total debits

9.78

NET AMOUNT DUE TO PURCHASER

\$32.92

463

May 8, 1944.

Mr. Kasuo UYENOGI,
Registration No. 01125,
140 - 1st Avenue,
Tachue, D. C.

Dear Sir:

No: Catalogue No. 39
554 Cassiar Street
6/66/THSL

Please be informed that 554 Cassiar Street has been sold as of March 21, 1944 for the sum of \$2100.00 which is equal to the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$2,100.00
Less Agent's commission @ 5%	<u>105.00</u>
Net credit to your account	<u>\$1,995.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to D. C. Security Commission.

146 First Avenue
Jackson, B.C.

July 28/44

Sup of the Secretary of the
Office of the Canadian
Japanese Evacuation Sub

EVACUATION SECTION	
Rec'd	AUG 2 1944
File No.	H63
Ans.	
Referred	Spilars

Dear Sir,

I have been informed that
my property on 544 Cassiar St have
been sold.

Since my mother's personal good
is at stake and I would like to
strengthen this matter up²⁰ with the
Canadian's Office grant permission
for both myself and mother to return
to Vancouver for few days.

Please reply immediately as to
this matter since the summer where
I'm employed is closed for few
weeks due to fire season.

Thanking you,

Yours Truly
Kazuo Hyasugi
Reg. N. 20125

In need of
any help

12005

463

May 8, 1944.

Mr. Eusebio GYENAGI,
Registration No. 01125,
140 - 1st Avenue,
Panama, P. C.

Dear Sir:

Re: Catalogue No. 39
554 Cassier Street
6/66/THL

Please be informed that 554 Cassier Street has been sold as of March 21, 1944 for the sum of \$2100.00 which is equal to the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$2,100.00
Less Agent's commission @ 5%	<u>105.00</u>
Net credit to your account	<u>\$1,995.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to B. C. Security Commission.

Penitentiary Mail Service

Box 874

Albany, N.Y.

The Custodian Office
Royal Bank Bldg
Albany, N.Y.

EVACUATION SECTION	
DEC 6 1944	
File No.	71916 + 463
Att.	Sm 8 (J.S.)
Referred	Gibson

12005

Dear Sir,

Sometimes ago you notified me that the property on S.W. Cassius St. registered under my name have been sold through your office.

I would like to inquire if both my ~~own~~ parents and my own insurance premiums could be paid from the monies from the sales of the property.

I am enclosing the letter & receipt from Crown Life Insurance Co. If it can be arranged please pay the premiums up to date.

I am hoping you for immediate reply. ~~Also let me know how much~~ balance I have from the sales of my property still in your bank.

Yours truly
Kazuo Ayasugi

Encl
#202362

THE
CROWN LIFE INSURANCE CO.

BRANCH OFFICE FOR BRITISH COLUMBIA

822 ROGERS BLDG., VANCOUVER

PACIFIC 7341

BRENTON S. BROWN
PROVINCIAL MANAGER

A. J. KENNY, C.L.U.
SUPERINTENDENT

November 22, 1944.

121 20 34
115 1 35
Mr. K. Uyesugi,
Princeton Trail Sawmills Ltd.,
Box 874,
HOPE, B. C.

Dear Mr. Uyesugi:

426.24
64.36
490.60
151.39
641.99
Re: Policy #187,591 - November (S)
& " #166,895 - June (S)

We have your letter of November 20th enquiring about the standing of your policy and the one on the life of Waki Uyesugi and Mitsuo Hashizume.

When payments were no longer being made on these policies, the automatic provision went into effect and the Company paid the premiums as they fell due by loans against the cash values in the policies. To date, therefore, the Company have paid all premiums from the May 1942 premium to the May 1944 premium inclusive, and the loan against your policy #187,591 amounts to \$128.00. In the case of Policy #166,895, the Company advanced the premiums from December 1941 to June 1944 inclusive and the loan under that policy is \$426.24.

At the present time there is the November premium of \$23.39 outstanding on your policy and the premium of \$64.36 will fall due on December 15th on the other policy.

All that is required to bring the policies up-to-date is to repay the premiums which were advanced by the Company, plus interest. These repayments do not have to be made in one sum if you are unable to do so, but can be paid as you find it convenient to do so.

These policies are in full effect, the only charge against them being the premiums advanced by the Company.

If there is anything further you wish to know, or if we can be of any assistance, please feel free to write us.

Yours very truly,

M. Lowe
Assistant Cashier.

ML/EB

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name	Kazuo Uyesugi Esq.	File No.	463
	<i>Griffin Lake B.C.</i>	Reg. No.	01125
Company	Crown Life	Agency	Vancouver
Policy No.	187591		
Premium - \$	23.39		
Payable:	Annually, ^X Semi-annually or monthly		
Month	November Day 4		

REMARKS:

Letter sent 5/10/43

November 13th, 1946.

REGISTERED.

Mr. Kasuo UTESUOI,
Reg. No. 01125,
c/o The Honourable C.R. Wilson
The Manor House,
Rockcliffe Park, Ottawa, Ont.

Dear Sir:-

We are in receipt of your letter of the 7th instant requesting that your remaining funds on hand with the Custodian be forwarded to you.

Preparatory to complying with your request, we have reviewed your file and your affairs that have come under our control as Custodian, in order that we can forward a brief concluding report of same.

Your principal asset was your property at 554 Cassiar Street, known as Lot 6, Block 66, Hastings Townsite, Vancouver, B.C. As you are aware this was sold on March 21, 1944 and you were so advised on May 8, 1944, when details of the transaction were completed. You were forwarded a statement of your account in our letter of the 3rd of March 1944, which indicated the revenue that was being credited to your account as well as the necessary disbursements in your behalf.

We are now enclosing:-

1. General Statement continuing from the Balance of \$187.19
2. Statement of particulars of sale of 554 Cassiar St. property which net amount is included in No. 1. statement herein.

The General Statement while prepared some time ago, indicates your present balance on our books to your credit, namely \$1381.68. We are therefore enclosing our cheque for this amount payable to you as requested.

In the foregoing and in previous letters and reports to you as shown by the file, it would appear that we have accounted for your interests that have come under our control. In acknowledging the attached cheque please confirm same.

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

Yours truly,

BRD/DD.
Encs. 4.

B.R. Dusenbury,
Office of the Custodian.