

1374

POWELL ST.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 1374

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: **MASUDA. Motoi.**HOME ADDRESS: **2000 Yukon St. Vancouver, B.C.**REGISTRATION NUMBER **07607** SEX: **Male** AGE: **61**OCCUPATION: **Restaurant Keeper.**

(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: **Self. Owner.**MARRIED? **Yes.**NAME OF WIFE ~~OR HUSBAND~~: **Kimu.**ADDRESS OF WIFE OR HUSBAND: **Same as above.**NAMES OF ANY LIVING CHILDREN: **Arthur. (M)****George. (M)**ADDRESS OF CHILDREN: **Arthur in St. Josephs Oriental Hospital (T.B.)**
George at 2000 Yukon St.AGE OF CHILDREN: **Arthur 26 George 23****STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: ~~XXXX~~ **Lot 1, Block 11, D.L. 302 2 Houses,****~~XXXX~~ 1 40 x 40 2 Story Gravel & Tar roof. 1 40 x 60 2 story**
Shingle roof.**Lot 2, Block 11, D.L. 302. 2 Houses. 1-40x60 Tar & Gravel roof.****1- 24 x 40 Shingle roof (both 2 story houses)**2. BUILDINGS AND OTHER IMPROVEMENTS: **City of Vancouver, B.C.****Store located in house ~~XXXXXX~~ 2000 Yukon St**
& Restaurant, on ground floor, living quarters up stairs.3. INSURANCE (Give particulars; state where policies are) **The Canada Fire Insurance Co.**
Agents J.B. Allan & Son 510 Hastings St West, Vancouver. Policy #
489228 \$4000.00 covering all 4 houses.4. TAXES (Amount and where payable) **Lot 1- \$204.04. Lot 2- \$188.53 Payable at**
Vancouver, B.C. 1941 Taxes paid. Policy in owners possession.

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

None.6. OCCUPANCY AND LEASES (If vacant so state) **No leases. Houses still occupied.**

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Land registry office
Court House Vancouver, B.C.
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: _____
2. LANDLORD'S NAME AND ADDRESS: _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

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

As per Attached list.

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: None.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: Mortgage \$3000.00 J.B.Allan & Son 510 West Hastings St. Vancouver

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

None

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

None.

8. BANK ACCOUNTS: Royal Bank of Canada, Cambie St, Vancouver B.C.
About \$30.00 on deposit.

9. LIFE INSURANCE: The Prudential Insurance Co of America, 510 West
Hastings St. Vancouver, B.C. Policy # 108856907 ~~\$\$\$~~ \$299.00
Payable to his wife. Policy in owners possession.

10. INTEREST IN ANY ESTATES OR TRUSTS

None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS: None.

REMARKS:

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 25th.
25th. day of March. 1942.

(Signature)

Motoi Masuda

L. E. Sandwell

Witness

FOR DEPARTMENTAL USE

List of.
Property of Motoi Masuda 2000 Yukon St. Vancouver, B.C.

Electric Cooler for Soft Drinks	\$200.00
Ice Cream Refrigerator	500.00
2 Show cases	130.00
2 Stoves	100.00
6 Tables	35.00
12 Counter Stools	40.00
1- 30' Counter	75.00
20 Cafe Chairs	20.00
Restuarant Dishes & c	100.00
Located in the Store.	

Located in the house

Dining room set	200.00
Furniture	200.00
✓Piano	250.00
✓Sewing Machine	50.00
✓Washing Machine	100.00
✓Gas Stove	15.00
Books and Bookcase	80.00

self drink electric cooler. - \$200 #07607
 ice cream refrigerator - \$500 MOTOI MASUDA.
 two show case - \$130
 two stove - \$100
 6 tables - \$35
 12 counter stool - \$40
 30 ft counter - \$75
 20 cafe chair - \$20
 restaurant dish - etc. - \$100

Located in store

dining room set - \$200
 picture - \$200
 piano - \$250
 sewing machine - \$50
 washing machine - \$100
 gas stove - \$15
 books & book case - \$80
 \$2,095

House

S. Soko By Auction - 9/8/44. Vancouver 508

INFORMATION FROM R.C.M.P.

DATE Sept. 1/43

File No. 1374

Name MASUDA, Motoi
(Surname in Block Letters)

Registration No. 07607

☒ Male - Female
(Check)

Age Nov. 13/1880

Current Address 2000 Yukon St., Vancouver, B.C.

Evacuated Oct. 23/42

☒ Naturalized - Canadian-Born - National
(Check)

Permanent Address Tashme, B.C.

15/3/47 in c/o Masuda Corporation, 306 Darnall St., Toronto, Ont.

☒ Single
(Check)

Name of Wife Kinu #07624

Name of Husband _____

Name of Mother MASUDA, Sumi (Dec'd)

Name of Father MASUDA, Kashio (Dec'd)
formerly: Kashio SUTOW

Number of Children under 16 _____

Registered by E.C.T.

Registered with Custodian

(Yes or No)

Additional Information

Restaurant Keeper.

House & lot 2000 Yukon

REAL PROPERTY SUMMARY

File 1374.

JAPANESE NAME: Motoi MASUDA - - Reg. No. 07607.

CATALOGUE NO: Special Advertisement - 20th November 1943.

PROPERTY ADDRESS: 2000 - 2004 - 2016 - 2018 - 2020 Yukon Street, and 374 - 376 - 378 West 4th Ave., Vancouver, B.C.

LEGAL DESCRIPTION: City of Vancouver, Lots 1 and 2, Block 11, District Lot 302, Group 1, New Westminster District, Plan 5832.

TITLE: In the name of Motoi MASUDA.

ENCUMBRANCE: 83622 H - Mortgage dated 18th September 1930 and registered 22nd September 1930 to Roland Dickson Blair for \$3000.00 at 8%.
17106 H - Transmission of 83622 H. (inter alia) to Josephine Levinia Blair and Susan Crawford Blair (in trust filing 30905).

Vesting 36322 - 7th June 1943.

ASSESSED VALUE: 1943 -
Land \$2935.00
Improvements 5600.00 Total \$8535.00 Taxes \$345.20 (consolidated arrears \$395.26 - total taxes owing \$736.46)

CLASSIFICATION: Commercial and apartments. The buildings on Lot 1 consisted of a two storey frame structure with two shops and rooms over, and a two storey frame terrace of 4 houses. On Lot 2 a building 40 x 60 - two storeys, upstairs and a dressmaking shop on the ground floor occupied. All the remaining portions of the building vacant. All tenants were Japanese. The buildings on Lot 2 were so badly depreciated that Mr. Reeves on April 27th, 1943 considered they had no value.

HISTORY OF ADMINISTRATION: Prior to evacuation Motoi MASUDA sold his restaurant business at 2000 Yukon Street to Rose M. FLYNN under conditional Agreement of Sale, with cafe equipment, for \$500.00, \$300.00 cash and balance of \$200.00 secured by eight promissory notes of \$25.00 each, the notes maturing monthly. Of the \$300.00 cash, \$40.00 was paid to Mr. MASUDA and the balance of \$260.00 to the Custodian. He also leased the cafe premises to Mrs. FLYNN for a term of 2 years and 11 months from the 1st May 1942 at \$25.00 per month, the lease including the restaurant and kitchen and the rooms on the 2nd floor. The first months rental was paid to the Custodian, and this with the \$260.00 above was paid to MASUDA.

Of the remaining premises 376 West 4th Ave., and the second floor of 374 were vacant on April 21st, 1942. The Pemberton Realty Corp. Ltd., was appointed rental agent by the Custodian and collected rent from Miss FLYNN from August 1st, and from the other tenants from November 1st, 1942 to the end of May 1944. The total rental revenue from the MASUDA property in this period was \$2484.11.

From time to time during the Custodian control, the City Sanitary Department reported various repairs and alterations necessary to conform to Civic requirements. Most of these were under ~~leases~~, but the general condition of the buildings was such that the need of other repairs was constantly occurring, and portions of the premises

premises

became vacant and were boarded up. Pemberton's reported 8th February 1943, that the more urgent repairs at that date would entail an additional expense of \$395.00. In making his valuation report of the 27th April 1943, Mr. Reeves stated that in respect to these buildings "It may cost as much as \$4000.00 altogether to rehabilitate them" and estimated the then value of the property at \$3000.00. The amount actually expended by the Custodian was \$307.09.

J.B. Allen advised the Custodian on the 30th March 1942 that he represented the mortgagee interest and on the 14th May 1942 advised that the amount owing on principal was \$3000.00 with interest \$1495.00, and unpaid taxes to the end of 1943 amounted to \$952.62. Mr. Allen was informed that the net revenue would be, first to pay arrears of taxes, and next interest on the mortgage. During the period of the Custodian control, \$1090.07 was paid on taxes, including 1943 taxes.

In view of the deteriorating state of the buildings and diminishing revenue, consideration was given by the Custodian to MASUDA'S possible equity in the property. Mr. Reeve was requested to make a valuation, which he did on the 27th April 1943 and estimated the market value of the property at \$3000.00. As the amount owing on mortgage was \$3000.00 and interest as at 18th September 1943, was \$2095.20, total \$5095.20, Mr. Allen's suggestion of a Quit Claim from MASUDA to the mortgagee was referred to Mr. MASUDA who refused to execute a Quit Claim submitted to him. The property was advertised for sale on the 20th November 1943, and there is no record on file of an offer being received. The situation was reported to Ottawa by Mr. Shears on the 17th December 1943, and decision was referred by Ottawa to the Advisory Committee and approved the suggestion of a Quit Claim on the 19th November 1944. As the position of the mortgagee did not appear to have deteriorated during the Custodian control, it was decided to transmit the interest of Motoi MASUDA to the Custodian who would grant a Quit Claim from the Secretary of State to the mortgagee. This was done and MASUDA released from his personal covenant. The Quit Claim was registered on the 5th April 1944. Adjustments were made as of the 30th April 1944.

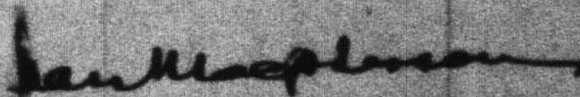
FUNDS:

Released to the credit of Motoi MASUDA, rental revenue \$2484.11, less commission on rentals \$126.86, taxes \$1090.07, insurance \$97.36, repairs \$307.09, Certificate of Encumbrance \$1.00, valuation \$10.00, advertising \$9.20, registration fee \$15.00, closing adjustments \$94.84, sundries \$203.67, total \$1955.09. Net amount released \$529.02.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED September 12th, 1946.

IM:ML



FIRE INSURANCE SUMMARY

File 1374

Re: Hotel MASUDA - 07607

September 12th, 1946.

The property owned by Hotel MASUDA, at the corner of Union and 4th Avenue, known as numbers 3000 - 3000 Union and 372 - 378 West 4th Ave., were insured by him in the Canadian Fire Insurance Co., policy 459388 in the amount of \$4000.00 expiring August 9th, 1943. This policy was renewed by policy 459487 in the amount of \$4000.00 expiring August 5th, 1944, by the Custodian and the premium of \$42.20 paid. This policy was transferred along with the Unit Chain to the mortgagee on the 4th May 1944.

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

Subscribed

TM:ML

07607

NAME _____

KACHIDA, Motoi

FILE NO.

1374

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Canadian Fire Insurance Co.	489388	\$4000.00	Aug.	5	1943	Cor. Yukon & 4th. Bldg. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 7

SUMMARY of LIABILITIES

File No. 1374

June 14, 1947.

Re: Motoi MASUDA (Mr.) - #07607.

The following claims appear on file against the above Japanese person:

1. Dr. Uchida	\$ 10.50
2. Yujiro MURAKA, File 3259	\$150.00
3. Take TUNOHAGA, File 13341	144.00
4. Provincial Board of Health, T. B. Division	183.17

1. The amount of \$10.50 was paid by H. Masuda direct to Dr. Uchida. This was confirmed by Dr. Uchida in his letter on file dated April 15, 1942.
2. As agreed by Motoi MASUDA in copy of his letter on file dated April 18, 1944, the amount of \$150.00 was transferred from his account to that of Yujiro MURAKA as per requisition dated April 29, 1944.
3. As authorized by Motoi MASUDA in letter on file dated April 9th, 1947, the sum of \$144.00 was transferred from his account to that of Take TUNOHAGA, File 13341, as per requisition dated April 30th, 1947.
4. A large claim was lodged by the Provincial Board of Health, T. B. Division, for the account of this man's son, Masao, now deceased. (File 13065). As this son was 25 years of age when admitted to the hospital the father was not legally responsible for payment of this debt. However, according to a letter on file dated April 29, 1947 from the Collector of Institutional Revenue, Motoi Masuda (father of the deceased) signed a contract at the time his son was admitted to the Provincial T. B. Unit to pay for his maintenance at the rate of fifty-cents per day and on the basis of this contract they advised that Mr. Masuda still owed them a balance of \$183.17. In a letter dated May 26, 1947, Mr. Masuda authorized us to pay the above sum to the Provincial Board of Health. Accordingly on June 12, 1947, the above claim was paid from funds in Motoi Masuda's account with the Custodian.

NO OTHER CLAIMS APPEAR ON THIS FILE AGAINST THE ABOVE JAPANESE PERSON.

CLAIMS, ACCORDINGLY, CLOSED.

The above summary is certified to
be in accordance with the informa-
tion on file:

E. Robertson
E. Robertson.

PERSONAL PROPERTY
SUMMARY

File No. 1374

February 5, 1947

Re: Motoi MASUDA (Mr.)
Reg. No. 07607

Chattels: A number of chattels were declared by Mr. Masuda in his JP form dated March 25, 1942. (See Supplementary Summary attached).

Specified Articles: No Specified Articles are revealed on this file as belonging to the above Japanese person.

Bank Account: Motoi Masuda declared the following in his JP registration form: "Royal Bank of Canada, Cambie Street, Vancouver, B.C., about \$30.00 on deposit." No action regarding this account has been taken by the Custodian.

Accounts Receivable: On October 26, 1945 an amount of \$3.00 was credited to Masuda's Account, representing refund of security deposit for light from the B. C. Electric Railway Company Ltd.

Life Insurance: Motoi Masuda declared a Prudential Insurance Company of America policy, No. 108856907 - \$299.00 - payable to his wife, the policy being in his possession. No further reference is made to this policy on file and no action regarding this contract has been taken by the Custodian.

In November 1943 a cheque in the sum of \$432.54, from the Prudential Insurance Company, made payable to Motoi Masuda, was received by the Custodian. This cheque represented payment in full of death benefits on Prudential Life Policy No. M4491421 covering the life of Arthur M. Masuda, a son, who died at New Denver on September 23, 1943 (file 13065), beneficiary under this policy being the father, Motoi Masuda. Authorization was given by Motoi Masuda in a letter attached to B.C. Security Commission letter of February 22, 1944, to pay the funeral expenses of \$80.00 from the above insurance cheque. This was paid, therefore, on February 25, 1944, and the balance of the money credited to Masuda's account, namely 1374.

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

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

E. Robertson

E. Robertson.

CHATELS SUMMARY

File No. 1374

February 5th, 1947

Re: Motoi MASUDA (Mr.)

Reg. No. 07607

The following chattels were declared by Mr. Masuda in his JP form dated March 25, 1942, as being at 2000 Yukon Street, Vancouver:

- | | |
|-------------------------|------------------------|
| 1. <u>In the store</u> | 2. <u>In the House</u> |
| Electric Cooler for | Dining room set |
| Soft Drinks | Furniture (\$200.00) |
| Ice Cream Refrigerator | Piano |
| 2 showcases | Sewing Machine |
| 2 stoves | Washing Machine |
| 6 tables | Gas Stove |
| 12 counter stools | Books and |
| 1 - 30' counter | Bookcase |
| 20 cafe chairs | |
| Restuarant dishes, etc. | |

1. The contents of the restuarant were sold by Motoi Masuda to Rose Marie Flynn under a Conditional Bill of Sale dated April 29, 1942, for the sum of \$500.00, terms being \$300.00 cash and monthly payments of \$25.00 until balance of \$200.00 had been paid. Payments under this contract were completed in January 1943.
2. Our file does not indicate what happened to the contents of the house but as Motoi Masuda was not evacuated until October 23, 1942, seven months after making the above declaration, it is assumed that he either disposed of these effects or took them with him at the time of evacuation. No claim for these articles is revealed on file as having been made by Masuda.

It is noted on file that on July 24, 1943 a cheque for \$32.97 was forwarded from Masuda's account with the Custodian to the B. C. Security Commission, to cover freight charges in connection with shipping Masuda's effects from Tashme to Greenwood on July 9th, 1943. This payment was requested by Masuda in his letter on file dated June 17, 1943. It is possible that the goods above declared represented part of this shipment.

A memo on file under date of August 26, 1944 reveals that some chattels were left at 2196 Columbia Street by Motoi Masuda (see copy of memo on file dated November 3, 1943) but prior to their removal by the Custodian the premises had been entered by thieves and the ransacked condition of the chattels made identification difficult. These chattels were removed, according to the memo of August 26, 1944, to Willards auction room and included in Vancouver auction 507. No chattels appear to have been auctioned in Masuda's name at Vancouver Auction 507, but an ice shaver was sold in Masuda's name at Vancouver auction 508 on August 31, 1944, and a rubber raincoat at Vancouver auction 57 on December 14, 1945.

*Note: Mar 24/47 Motoi
Masuda stated the
ice shaver & raincoat
were stored by them at
2196 Columbia previous
to evacuation.*

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

E. Robertson
E. Robertson.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO. 1374

NAME: MASUDA Motel

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Sale approved by Japanese owner 1/2/43

VALUATION:

PURCHASE PRICE: \$500.00

COMMITTEE'S APPROVAL:

PURCHASER'S FULL NAME: ROSE MARIE FLYNN

ADDRESS: (R. E. Phipps - Solicitor
936 Rogers Bldg., Vancouver)

OCCUPATION:

BILL OF SALE REQUIRED: YES ~~NO~~
(state if purchase
price already paid or
arrangements made) Paid in full

ENCUMBRANCES, IF ANY:

LIST OF CHATTELS SOLD: Restaurant contents.

NAME MASUDA, Motai

REGISTRATION NO. 52127

FILE NO. 1774

The following chattels were sold by public
auction at Vancouver, B. C. on December 14th, 1945

Rubber raincoat

\$ 5.25

Total

\$ 5.25

Less Expenses:

(Auctioneer's Fee \$.53
(Advertising .28
(Moving .39

\$ 1.20

Net Proceeds Credited:

\$ 4.05

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 57

Remarks.

NAME MASTUDA, Hotel

REGISTRATION NO. 97637

FILE NO. 1374

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B.C. August 31, 1944.

Ice Shaver

\$ 5.25

Total

\$ 5.25

Less Expenses: (Auctioneer's Fee: \$0.52
(Advertising: 0.15
(Moving: 0.43

\$ 1.10

Net Proceeds Credited:

\$ 4.15

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 508

Remarks.

MEMORANDUM

File No. 1374
B625
1079

August 26th, 1944

TO: File

FROM: Mr. Spain

Re: 2196 Columbia Street
Fairview Japanese United Church

All Japanese chattels found at the above address were moved to Willard's auction room and were included in Vancouver auction no. 507.

Prior to removal of chattels from the said address, Mr. Shaw, kindergarten teacher in the church, telephoned the writer, and stated that the building had been entered by thieves. He had notified the police. Our own investigations led us to the belief that the thieves were juveniles and not professionals. The principal difficulty as a result of their visit was the difficulty of identification of the chattels, owing to the chaotic ransacked condition in which we found the chattels when we took delivery.

GBS/MHG

W. L. Lyman

File No. 1374

April 27th, 1944

MEMORANDUM
RE CLAIMS

Re: Motosi MASUDA - Reg. No. 07607

CREDITORS:-

There are no claims on file against the
above party as at this date.

See File No. 13065 for claim of \$1,656.00 from
the Provincial Board of Health, T. B. Division
against MASUDA's son, Arthur Masao MASUDA (Deceased).

PD/GH

MASUDA, Niolee
2000 Yukon St. Vancouver, B. C.
Evac. File 1374



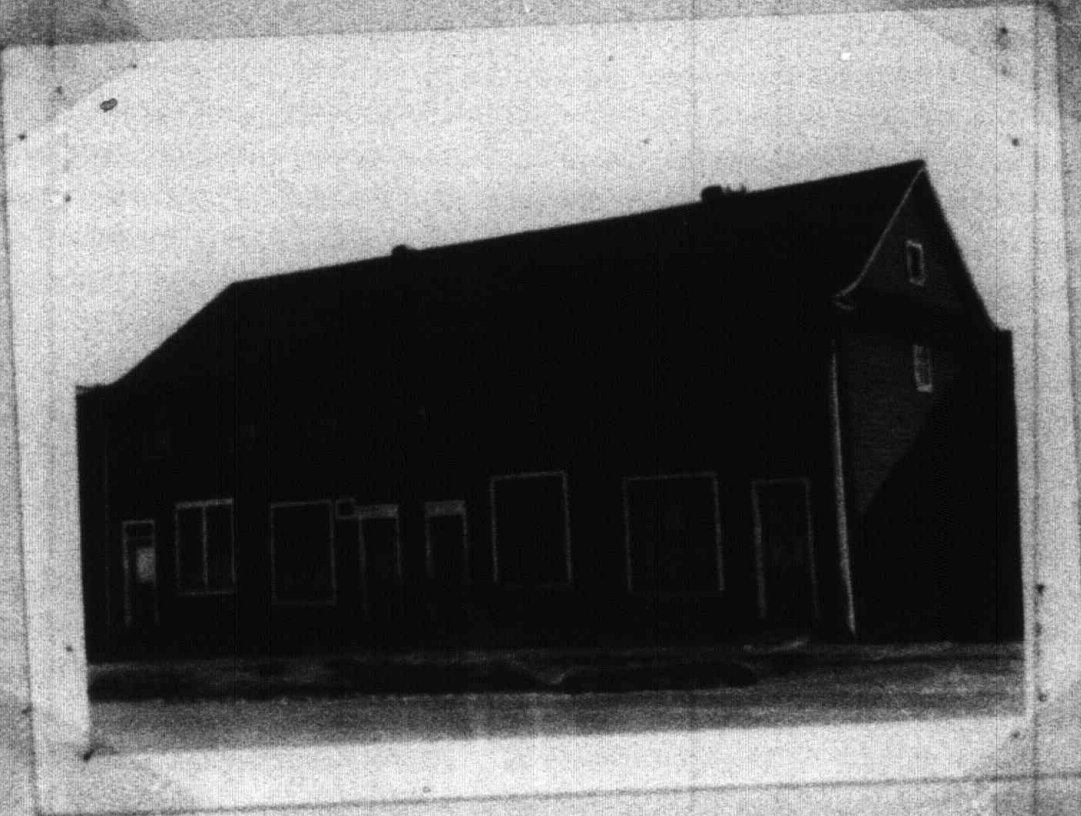
Picture Taken May 18, 1943.

FILE 1374

MASUDA

2004, 2016, 2018, 2020 Yukon St.

Feb. 10th, 1943



Mr Brown

1374

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 14 1942

602 Credit Foncier Bldg.,
Vancouver, B. C.
April 13th, 1942.

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

Report on: MASUDA, Motoi.
Registration #07607.

REAL ESTATE AND PERSONAL PROPERTY

LOCATION:

Lots 1 and 2, Block 11, D.L. 302, Vancouver, located at 2000 Yukon Street. (Certificate of Title in Land Registry Office). Property consists of cafe building with adjoining store building; living quarters above cafe building and hall above store; 1 building containing 4 apartments; one building with dress-making shop and living quarters.

OWNERSHIP:

Owned by Masuda, subject to mortgage of \$3,000.00 payable to J. B. Allan & Son, 510 West Hastings St. Mortgage being paid at \$25.00 per month (last payment February 2nd, 1942).

DESCRIPTION OF LAND AND BUILDINGS:

Lot 1 - Building 40 x 40. One 2 storey building, tar and gravel roof, cafe and kitchen downstairs, living quarters (3 rooms and toilet) upstairs. These premises occupy one-half of building on Lot 1; other half of building on Lot 1 has downstairs, one store, and upstairs, one hall.

Lot 1 - Building 40 x 60. 2 storey building, tar and gravel roof, consisting of 4 apartments (hall, parlor, dining room and kitchen downstairs, two rooms upstairs each).

Lot 2 - Building 24 x 40 (2 apartments). One 4 rooms and bath, one 3 rooms and kitchen. 2 storey, shingle roof.

Lot 2 - Building 40 x 60, tar and gravel roof, 2 storey. Upstairs 5 rooms, downstairs 2 large rooms - 1 used as dressmaking shop, with dress shop in front on 4th. Ave., work shop and kitchen in rear; other used as wood shed and storage rooms for cafe building on Lot 1.

Resume. Lot 1 - Cafe & store, living quarters $\frac{1}{2}$, hall $\frac{1}{2}$.

Lot 1 - 4 apartments occupied by Japanese or empty (2 occupied).

Lot 2 - Empty (24 x 40).

Lot 2 - Upstairs & dressmaking shop occupied, others empty.

All tenants Japanese.

INVENTORY:

Attached.

PARTICULARS OF INSURANCE:

See Custodian's statement, \$4,000.00 insurance on houses on Lots 1 & 2. No insurance carried on personal property.

LIABILITIES:

Nil.

RECOMMENDATIONS:

As this property, with the exception of cafe and store, is all occupied by Japanese, I recommend that it be rented to white people if possible. As buildings are all in poor shape rentals may be hard to get but on the other hand, the property is situated close to manufacturing centres.

Report on Motoi Masuda, reg.#07607 (cont'd).

BUSINESS

LOCATION AND NATURE
OF BUSINESS:

Business carried on at present consists of Cafe. Formerly a store was also operated but since the Declaration of War, business dropped off so badly that the store business was discontinued and now cafe business has dropped off so much that it is being discontinued also. Location: 2000 Yukon Street, Vancouver, B. C.

OWNERSHIP:

Owned entirely by Masuda, Motoi.

FINANCIAL POSITION:

No statement showing assets and liabilities available. Inventory of assets of cafe attached. Masuda states no liabilities other than \$122.00 still owing on Soft Drink cooler, owed to Grandale Co. Ltd., 35 Jenkine St., Toronto 8, Ontario. (original price \$202.00, paid by Masuda \$88.00). Last payment made March 24th, 1942.

INSURANCE:

Nil. No insurance carried on cafe property.

CONTRACTS:

No existing contracts affecting business, except liability with regard to Soft Drink cooler.

PROSPECTS FOR CON-
TINUED OPERATION:

Masuda claims he has client who wants to rent cafe at possibly \$25.00 per month. As this cafe is in a fairly good location, I would recommend that it be rented to any responsible person.

RECOMMENDATIONS:

See above.

Yours very truly,

G. L. SALTER,

Per:

[Signature]
Agent.

owner has an offer to sell for \$500 the
purchaser paying the balance on the Soft Drink
Cooler.

L.G.
Mr. Phipps 936 Rogers Building Solicitor is
acting for Mrs. Flynn prospective purchaser as
above. Mrs. Flynn has already paid a
deposit of \$50 on 27th March, and wants to
complete the deal. Prospective purchaser
wants a 3 year lease at \$25 per month

INVENTORY OF PERSONAL PROPERTY OF MASUDA, Motoi,
Registration #07607.
2000 Yukon Street, Vancouver, B. C.

	<u>Masuda's Valuation</u>	<u>Approximate Re-sale Value</u>
1 Dining room set	200.00	50.00
Furniture	200.00	50.00
1 Piano	250.00	75.00
1 Sewing machine	50.00	25.00
1 Washing machine (Beatty)	100.00	25.00
1 Gas stove	15.00	10.00
Books and bookcase	80.00	20.00
	<u>\$895.00</u>	<u>\$255.00</u>

INVENTORY OF BUSINESS EQUIPMENT OF MASUDA, Motoi,
Registration #07607.
2000 Yukon Street, Vancouver, B. C.

INVENTORY OF ASSETS OF MASUDA, MOTOI BUSINESS

# 1 Electric cooler for soft drinks	\$ 200.00
1 Ice cream refrigerator	500.00
2 Show cases	130.00
2 Stoves	100.00
6 Tables	35.00
12 Counter stools	40.00
1 - 30 ft. counter	75.00
20 cafe chairs	20.00
Restaurant dishes	100.00
	<u>\$1,200.00</u>

Above Masuda's valuation. All are obviously
cost prices. I would say re-sale value would
be approximately \$330.00.

Cooler unpaid for (See "Financial Position" in
Business Report).

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.

27th April, 1943.

EVACUATION SECTION	
Rec'd	APR 27 1943
File	13.
Ans.	
Referred	<i>Pharis</i>

The Custodian's Office,
Room 506,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

File No. 1374

Attention of Mr. F.G. Shears

Dear Sir:

re Lots 1 and 2 Block 11, D.L. 302
2004/2020 Yukon Avenue and 374/378 West 4th Avenue

In accordance with your instructions we have inspected this property and beg to report as follows.

The location is in an industrial district and a good neighbourhood for renting cheap housing accommodation. The store on the corner (lot 1) is doing a good business as a restaurant serving shipyard workers. This, of course, cannot be regarded as permanent, but there would probably always be a certain volume of business to be done.

The buildings on Lot 1 consist of a two storey frame structure with 2 shops and rooms over, and a two storey frame terrace of 4 houses. These buildings are in a very bad state of repair except for the corner shop which has been renovated inside by the tenant. We note your comment as to the requirements of the City, but in addition to these a lot of other repairs would be required to give the buildings a new lease of life. It may cost as much as \$4,000 altogether to rehabilitate them.

In connection with restoring these buildings and others in the same category, there may be difficulty in getting materials and permits from the Dominion Government. Unless the City declare a policy of patience in the enforcement of their requirements, buyers may be reluctant to take the risk of having the buildings condemned, and receiving no rent for two or three years.

The tenant of the corner store, Mrs. Kennedy, claims to have a lease of these premises and three rooms upstairs, for three years from June 1942, at \$25. per month. In view of the business available now this rent appears low, but later on, when wartime activity subsides, it may be adequate.

The buildings on Lot 2 are of such poor construction and plan and so badly depreciated that they have practically no value. It would probably cost as much to restore them as it would to rebuild them, and no person would consider rebuilding such structures. It would be better to spend the money on a different kind of building.

As to the value of the land, it would be difficult to sell, while building materials are so scarce. Besides this it is encumbered with buildings, which the City will probably condemn very soon, and will have to be removed. There would probably not be enough salvage value to pay for wrecking and removal. In order to sell the property as it stands a low value would be necessary to

JOHNSON AND REEVE

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

- Page 2 -

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

The Custodian's Office,
VANCOUVER, B. C.

27th April, 1943.

tempt a speculative buyer.

We are of the opinion that the values of these
properties are as follows:-

Lot 1 \$2,250.

Lot 2 \$ 750.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

DWR

DWR

This Indenture

Made (in duplicate) this **Eighteenth** day of **September** in the year of our Lord one thousand nine hundred and **thirty**

In Pursuance of the "Short Form of Mortgages Act"

Between **MOTOI MASUDA**, of the City of Vancouver, in the Province of British Columbia; Merchant; whose Post Office address is 2000 Yukon Street, in the City and Province aforesaid;

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

(hereinafter called the Mortgagor)

of the **FIRST PART**

AND

ROLAND DICKSON BLAIR, of the City of Vancouver, in the Province of British Columbia; Retired; whose Post Office address is 510 Hastings Street West, in the City and Province aforesaid;

(hereinafter called the Mortgagee)

of the **SECOND PART**

WITNESSETH that in consideration of the sum of **THREE THOUSAND (\$3,000.00)**

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 **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, more particularly known and described as **Lots numbered One (1) and Two (2)**, in Block numbered **Eleven (11)** in subdivision of **District Lot Three Hundred and Two (302) Group One (1)**, **New Westminster District**, according to the registered map or plan of said subdivision deposited in the Land Registry Office at the City of Vancouver, in the Province of British Columbia, and numbered **177**.

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 **THREE THOUSAND (\$3,000.00)**

Dollars of lawful money of Canada, with interest at **Eight** per cent. per annum, both before and after maturity, as follows: The said principal sum of \$ 3,000.00 is to be paid on the **Eighteenth** day of **September** A.D. 1933, together with

interest for the same at the rate aforesaid, payable by equal instalments of \$60.00 (Sixty Dollars) on the **Eighteenth** day of **December, March, June and September** 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 **Eighteenth** day of **December** 1930

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 incumbrances.

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 incumber 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. ; said insurance to be placed by the Agents of the Mortgagee in Companies as represented by them.

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 one month may on thirty days

notice enter on 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, or taxes as hereinbefore provided, 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 or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

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

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the City of

Vancouver, B.C. and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them (where the context or the parties so require). All payments hereunder to be made at the office of Pound & Allan, Vancouver, B.C. unless otherwise advised in writing by the said Mortgagee.

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

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness "James B. Allan"

Street Address 510 West Hastings St.

City or Town Vancouver, B.C.

Occupation Broker

Signed "Motoi Masuda" (Seal)

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 _____ the part _____ thereto, for the purposes named therein.
2. The said instrument was executed at _____
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.

No. 83622

Dated 18th Day of September 19 30

MOTOI MASUDA

-TO-

ROLAND DICKSON BLAIR

Mortgage

SHORT FORM

THE WILSON STRAIGHTWAY CO. LTD., VANCOUVER, B.C.

Lots 1 & 2

Block 11

District Lot 302

City of Vancouver

Province of British Columbia

Pound & Allen
510 Hastings St. W.
VANCOUVER, B.C.

FOR MAKER

I **Herby Certify** that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia,
(whose identity has been proved by the evidence on _____), who is personally known to me, appeared _____ the person mentioned in the annexed instrument as _____, 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 _____

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.

J. B. ALLAN, J. P.

1374 - Brown

ESTABLISHED 1908

J. B. ALLAN

SUCCESSOR TO FOUND & ALLAN

ESTATE AND INVESTMENT BROKER, FIRE,
AUTOMOBILE AND BURGLARY
INSURANCE

PHONE SEYMOUR 1784

810 HASTINGS STREET WEST

VANCOUVER, April 13th 1942,
BRITISH COLUMBIA

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 15 1942

Sale
G.L. Drewry, Esq.,
Custodian,
Evacuated Properties Japanese Race,
VANCOUVER, B.C.

Dear Sir: Re: Motobu Masuda, File 07607, Lots 1 and 2
Block 11, D.L. 302

We understand that Mr. Masuda registered the
above described property with the Custodian and therefore
it will be under your management until further advised.

The undersigned firm is agent for Roland
Dickson Blair Estate, which estate holds a mortgage for
\$3,000.00 against the property. Copy of this Mortgage
with statement of overdue interest is enclosed and in
connection we would ask your Department to protect the
interest of the mortgagees in the property.

Yours truly,

J. B. Allan

JBA/MC

1374

OFFICE OF THE CUSTODIAN
JAPANESE SECTIONRECEIVED
APR 21 1942

Shaw, Salter & Co.

Chartered Accountants

Alfred Shaw, F.C.A. G.L. Salter, C.A.

~~G.L. Salter, C.A.~~Credit Foncier Building,
850 Hastings Street West.

Vancouver, B.C.

April 21st, 1942.

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: MASUDA, Motoi. File 1374.

With reference to your letter of the 15th.,
following is the information requested:

Re Insurance: The insurance is carried by
J.B.Allan, 510 Hastings Street who states that Policy #489228,
Canada Fire Insurance Co. expires August 5th, 1942. He also
states that there is an unpaid balance on the premium amount-
ing to \$6.96. This amount will have to be paid but the
property is protected in the meantime.

With regard to the date to which rent has been
collected, amounts of rent, etc., following is a list of
tenants, together with required information:

2004 Yukon St.,	T. Sawa, tenant,	Rent 12.00 monthly
2016 "	Mrs. Koudo "	" 12.00 "
2018 "	Mrs. Mukuda "	" 7.50 "
2020 "	Mrs. Matsumoto "	" 10.00 "

(With the exception of Mrs. Mukuda all above rent
is paid to April 30th, 1942 and had been paid to Masuda.
Mrs. Mukuda has no money and cannot pay rent)

374 West 4th. Ave.,	Tomonaga,	Rent 13.00 paid to April 30.
376 do.	Empty	
378 do.	Used by Masuda as storeroom and woodshed	
376 do.(rear)	Tsuyuki,	Rent 10.00 paid to May 20th.

(Rents all paid to Masuda)

374 and 376 upstairs both empty.

Masuda has been notified verbally about your
instructions regarding evacuation of any of the tenants and
with regard to re-letting any part of the property and will
also be notified by letter.

Yours truly,
G. L. SALTER,
Per; *[Signature]*

JSS/M.



08096

A

INVENTORY OF CONTENTS OF RESTAURANT
AT 2000 TUNN STREET, VANCOUVER, B. C.
OWNED BY MOTOI MASUDA

One glass show case, 1 foot, with contents being chocolate bars,
Six service tables, being five square and one round, with four
oil cloth table covers.
14 chairs.
Long service counter with eleven swivel seats,
One-six foot table back of service counter,
The equity in one Coca Cola Vending Machine, serial number 100193, bought
from Canadian Company Limited, upon which \$122.00 is owing
One floor refrigerator, Model E 4 C, Serial Number 204222,
One circulating heater, with equipment,
One small electric clock,
One bevelled mirror on wall, 2 and 1/2 feet by four feet,
One display cupboard, with tobacco on hand,
One bread box, eight flavouring bottle containers,
Two straw holders, eight bamboo split glasses green,
One electric toaster, eight sugar glasses, 12 ice cream dishes,
Ten ice cream soda spoons, thirteen ice cream spoons,
Two Red's cooking jars, 50% ice cream spoons,
nine 1/2 pint green water glasses, eleven teaspoons, One milk shake tin,
five tall milk glasses, seventy-five cream jugs, nine round trays,
Ten long trays, eighteen cups and saucers, nine salt and pepper,
seven aluminum pans, twenty ordinary water glasses,
six tea and egg platters, fifteen dinner plates, twenty bread
and butter plates,
Twenty-one soup dishes, thirty-three dishes, twenty-six butter and
chips, Pie Tins, quantity of silver, one toaster, measuring spoon,
One Potato maker (whip), one goods on hand, One two-jet gas plate,
One-three jet gas plate, two iron frying pans, One pressure stove,
Light fixtures, both in kitchen and restaurant.

Motoi Masuda

R. M. F.

CONDITIONAL BILL OF SALE

These Presents Witness:

That MOTOI MASUDA, 2000 Tuke Street,
 of Vancouver, British Columbia, hereinafter called the Vendor, has
 delivered to ROSE MARIE FLYNN
 residing at 1235 Bandy Street in Vancouver,
 hereinafter called the Vendee, under a contract of conditional sale the following described personal
 property:

contents of restaurant at 2000 Tuke Street, Vancouver B. C.
according to inventory attached and marked "A"

The terms and conditions of the said contract of conditional sale are as follows, to wit:

1. The title, ownership and right of possession of the said property shall remain with the Vendor until after the full and complete payment of the purchase price therefor, which purchase price is the sum of \$ 300.00
2. That the Vendee has on this day paid to the Vendor, on account of said purchase price, the sum of \$ 300.00, the receipt of which is hereby acknowledged.
3. That the balance of said purchase price, to wit: \$ 300.00, is evidenced by the following described promissory notes, to wit:

NUMBER	MAKER	DATE	DUE	AMOUNT
1.	Rose Marie Flynn	Apr. 28, 1942	June 1, 1942	\$25.00
2.	ditto	ditto	July 1, 1942	\$25.00
3.	ditto	ditto	Aug. 1, 1942	\$25.00
4.	ditto	ditto	Sept. 1, 1942	\$25.00
5.	ditto	ditto	Oct. 1, 1942	\$25.00
6.	ditto	ditto	Nov. 1, 1942	\$25.00
7.	ditto	ditto	Dec. 1, 1942	\$25.00
8.	ditto	ditto	Jan. 1, 1943	\$25.00

4. That on full payment of said promissory notes, principal and interest, according to their terms, the title to said property shall vest in said Vendee.

5. The said property and every part thereof at all times while out of the possession of said Vendor shall be at the risk of said Vendee, and all loss or damage of said property or any part thereof shall be borne by said Vendee, and no such loss or damage shall operate to extinguish or diminish any liability upon said notes or any of them; and said Vendee further agrees to keep the said property insured in a sufficient amount in favour of the said Vendor to cover interest at all times before the vesting of said title in said Vendee by the making of said payments as aforesaid. And if the said insurance be not effected or kept duly renewed as the case may be, the Vendor may effect or renew the same and any amount paid by the Vendor therefor shall be forthwith payable by the Vendee to the Vendor, and shall be added to the purchase price and shall carry interest at the rate of 6% per annum until paid.

6. Said Vendee shall at all times while the said property is in possession of said Vendee have the right to use the same for all uses and purposes for which said property is designed.

7. Possession of said property was taken by said Vendee on the 28th day of April, 1942.

8. The said property shall not be removed from said premises without the previous consent of the Vendor in writing.

9. If default shall be made in the payment of any of the said promissory notes, whether for principal or interest, when the same shall become due and payable, according to their terms and conditions, or if the Vendee become bankrupt, or if the goods or premises of the Vendee be seized under distress or execution, or if the Vendor has reason to think the sale of the said property unsafe, or if the Vendee fail to perform any of the terms and conditions herein contained, then the whole of the balance of the purchase price remaining unpaid shall immediately become due and payable and in default of immediate payment the Vendor shall be at liberty without notice or process of law to enter and take possession of the said property and to take over and sell the same, without any recourse against the Vendor for any damage done in removing the said property, and may apply the proceeds of such sale first in payment of all costs and expense of seizure and sale and the balance on account of the purchase price and interest still remaining unpaid, and in case of any deficiency the Vendee shall upon demand immediately pay to the Vendor the amount of the purchase price and interest then still remaining unpaid, and in the event of any surplus, such surplus shall be and remain the absolute property of the Vendor and the Vendor shall not be liable to account for the same nor to pay the same to the Vendee.

10. It shall not be incumbent on the Vendor to exercise the aforesaid power of sale, and as often as any of the events specified in paragraph 9 above may happen the Vendor may have, hold, use, possess and enjoy the said property and this contract may in the election of the Vendor be forfeited and determined and all sums paid on account of the said purchase price, and interest shall be retained by the Vendor as rent for the use of the said property.

11. Each payment hereinabove mentioned is a condition precedent to the sale and transfer of the above described property, and the taking of the promissory notes aforesaid or any renewals thereof or any of them shall not be deemed payment thereof unless and until such notes or renewals be paid at maturity, and shall in no wise affect the rights of the Vendor herein contained.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 29th

day of April, A.D. 1942

Motoi Masuda
Rose Marie Flynn

Roy G. Phipps, B.A.
Barrister and Solicitor

OFFICE OF THE CUSTODIAN P A 7017
JAPANESE SECTION
RECEIVED
APR 30 1942

222 ROGERS BUILDING,
470 GRANVILLE STREET,
VANCOUVER, B.C.
April 30th. 1942.

G. W. McPherson Esq.,
Deputy Custodian,
Royal Bank Bldg.,
City.

Dear Sir:-

Re sale Motoi Masuda and Rose Marie Flynn

Having seen Mr. Brown and Mr. Shears of your office and having been assured by them that the sale of Masuda's restaurant at 2000 Yukon Street to Rose M. Flynn had been approved, I then interviewed Mr. Salter, C. A. who confirmed the sale.

The document of sale, being Conditional Bill of Sale, was duly executed yesterday, and was registered this morning. The purchaser is now in possession.

I enclose you herewith the following.

200.

8 Promissory notes, of \$25.00 each, made by the purchaser in favour of the vendor, who in turn has endorsed to you.

300.

Cheque for \$260.00 to vendor, and endorsed to you. This is balance of down payment of \$300.

500.

Cheque for \$25.00, being May rent in advance, endorsed to you.

Rent.

Copy of Conditional Bill of Sale.

Kindly acknowledge receipt.

Yours truly

Roy G. Phipps

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Dec. 19th, 1942.

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	DEC 21 1942
File No.	376
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:-

Re: 376 West 4th Avenue,
Owner - Motoi Masuda.

These premises have been recently inspected, on receipt of a license application taken out for the above two-storey frame building.

In all, there are three toilets and sinks in the front portion, giving ample convenience to the tenants here.

There are four vacant rooms on the upper floor (front) badly in need of cleaning and decorating. The west side down-stairs is too dark for occupation and apparently has not been used for that reason.

A Japanese bath is located in a shed at the rear and connected to an open sewer by a trough waste. This should be abolished.

Rear Building

The lower four rooms are occupied and have a sink and toilet. There is evidence of cockroaches here.

The upper floor is at present vacant and needs cleaning badly.

The matter of bathing facilities appears to be the only major requirement here.

For 376 W. 4th Avenue itself, two baths or showers will be required.

However, if arrangements could be made for one bath or shower, it would serve the portion at present occupied by Miss Humphrys.

Will you place this under consideration. I will withhold her application for a license until I hear further.

Respectfully yours,

[Signature]
CHIEF SANITARY INSPECTOR.

Send copy to [unclear]

J. B. ALLAN J.P.
G. W. ALLAN

J. B. ALLAN & SON

ESTATE AND INVESTMENT BROKERS
INSURANCE, RENTALS, MORTGAGES

PHONE: MARINE 5627

510 HASTINGS STREET WEST

VANCOUVER,

BRITISH COLUMBIA

ESTABLISHED 1902	
EVACUATION SECTION	
Rec'd	JAN 29 1943
File No.	1374
Ans.	
Referred	<i>Russell</i>

January 29th 1943

on file please

Administration Dept.,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:- Re: Motoi Masuda - Your File #1374.

As requested in your letter of the 25th instant we enclose herewith statement showing the arrears of interest on mortgage of M. Masuda, Lots 1 and 2, Block 11, District Lot 302, which we trust you will find satisfactory.

Yours truly,

J.B. ALLAN & SON,
per

J. B. Allan

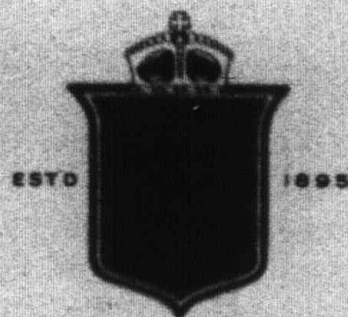
GWA/A
Encl:

EVACUATION SECTION	
Rec'd.	JAN 29 1943
File No.	1374
Ans.	
Referred	<i>McArthur</i>

January 28th 1943

RE: Mortgage Motoi Masuda to R.D. Blair, Lots 1 and 2, Block 11, D.L. 302, dated Sept. 18th 1930, amount \$3,000.00, interest rate 8% per annum payable quarterly on the 18th days of March, June, September and December. Interest rate reduced to 7% from Sept. 18th/37.

To	Balance of interest, 3 months to June 18th 1934	\$55.00
	12 months interest to June 18th 1935	240.00
	12 months interest to June 18th 1936	240.00
	12 months interest to June 18th 1937	240.00
	3 months interest to Sept. 18th 1937	60.00
	12 months interest to Sept. 18th 1938	210.00
	12 months interest to Sept. 18th 1939	210.00
	12 months interest to Sept. 18th 1940	210.00
	12 months interest to Sept. 18th 1941	210.00
	12 months interest to Sept. 18th 1942	210.00
	3 months interest to Dec. 18th 1942	52.50
		<u>\$1937.50</u>



J. B. ALLAN & SON

714 STANDARD BANK BUILDING
510 HASTINGS STREET WEST
VANCOUVER, B.C.

J & H Mimoto
954 8
Moto Masuda
1374

May 7th 1943.

D. Cramer, Esq.,
Custodian, Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sir:-

Re your request for copies of mortgages of evacuated Japanese, we hand you herewith copy of mortgage #34622, Motoi Masuda to Roland Dickson Blair (Now Roland D. Blair Estate) and copy of mortgage #77464, Torasu Mimoto and Haruye Mimoto to Elizabeth Jamieson Wilson Estate (James E. Allen in trust filing #22860). Will you please return the copies of these mortgages for my files when they have satisfied your purpose.

In connection I may say that although all rents for the Masuda property have been collected by the Custodian of Japanese properties, no interest whatever has been paid to the R.D. Blair Estate although as agent for this estate I have on several occasions requested payments on interest account. As regards Mimoto mortgage however, interest has been remitted by the Custodian as and when due. I would respectfully request a statement of rents collected from the Masuda property and I would be pleased to know when I may expect a payment on the interest account of that mortgage. It is not the usual thing to take the revenue from a mortgaged property and not at the same time apply at least a part in payment of deferred interest.

Yours truly,

J. B. Allan

JBA:MC

MEMORANDUM

July 15, 1943.

Re: SUMMARY OF LEASE

File No. 1374

Lease between Hotel HASUDA and Miss Rose Marie Flynn

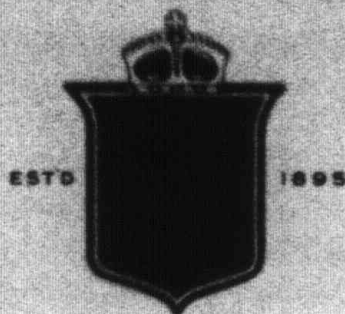
Date of Lease April 29, 1942.

Terms and Duration (Extracts from Lease)

"WITNESSETH, that in consideration of the rents, covenants, and conditions hereinafter respectively reserved and contained, the Lessor doth demise and lease unto the Lessee ALL AND SINGULAR The premises known and described as 2000 Yukon Street, Vancouver, British Columbia, which includes the restaurant upon the ground floor, the kitchen at the back of the said restaurant, and the rooms on the second floor above the said restaurant. TOGETHER with all erections and buildings thereon erected, standing and being or hereafter during the said time to be erected, and together also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining.

"To have and to hold the same unto the Lessee for the term of two years and eleven months to be computed from the 1st day of May in the year of Our Lord 1942 yielding and paying therefor monthly and every month during the said term unto the Lessor the clear monthly rental or sum of \$25.00 of lawful money of Canada payable as follows: on the 1st day of each and every month during the term hereby granted during the said term without any deduction, defalcation or abatement throughout on any account whatsoever; the first of such payments to become due and to be made on the 1st day of May 1942.

"PROVIDED that, if the lessee, her executors, administrators or assigns shall be desirous of renewing the lease of said premises for a further like term from the expiration of the term hereby granted, and shall give one month's notice thereof prior to the expiration of this lease and has observed and performed the covenants and agreements herein contained, he, the said Lessor, his heirs and assigns, will upon request forthwith execute and deliver to the lessee, her executors, administrators or assigns, a renewed lease of said premises for a like and further term of two years and eleven months at the same monthly rent and subject to the same covenants, provisions and agreements as are herein contained, other than this present covenant."



J. B. ALLAN & SON

714 STANDARD BANK BUILDING
510 HASTINGS STREET WEST
VANCOUVER, B.C.

EVACUATION SECT	
Rec'd	SEP 9 1943
File	
Ans.	
History	Done/-

out to you

September 8, 1943.

MAS 6-7

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER B.C.

Dear Sir:

Att: Mr. P. Douet
Administration Dept.

Re: Motai Masuda, Lots 1 and 2 Block 11
File #1374

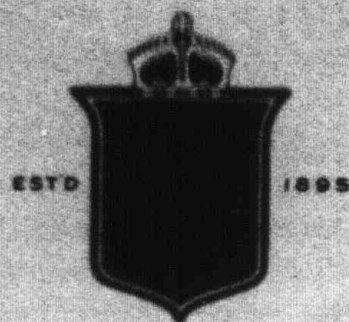
Replying to your inquiry of the 7th inst. re interest due under the above mortgage, we beg to say that the statement in detail rendered your Department on January 28th 1943 is correct but I regret to say that through some typographical error the deferred interest shown on the form completed by me in May last is incorrect.

We furnish you therefore statement in detail to bring the record up to date.

Yours truly,

Mallon

JBA/MS
Encl.



J. B. ALLAN & SON

714 STANDARD BANK BUILDING
510 HASTINGS STREET WEST
VANCOUVER, B.C.

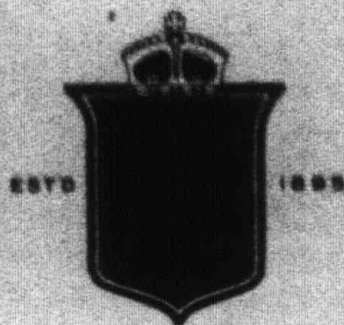
September 8th 1943.

RE: Mortgage Matoi Masuda to R.D. Blair, Lots
1 and 2, Block 11, D.L. 302, dated Sept. 18th
1930, amount \$3,000.00, interest rate 8% per
annum payable quarterly on the 18th days of
March, June September and December.
Interest rate reduced to 7% from Sept. 18th 1937

To:	Balance of interest, 3 months to June 18th 1934	\$ 55.00
	12 months int. to June 18 1935	240.00
	12 " " June 18 1936	240.00
	12 " " June 18 1937	240.00
	3 " " Sept. 18 1937	60.00
	12 " " Sept. 18 1938	210.00
	12 " " Sept. 18 1939	210.00
	12 " " Sept. 18 1940	210.00
	12 " " Sept. 18 1941	210.00
	12 " " Sept. 18 1942	210.00
	3 " " Dec. 18 1942	52.50
	9 " " Sept. 18 1943	<u>157.70</u>
		<u>\$ 2,095.20</u>

Subst to May 1942

*Subst to
May 1943
\$21 50.00*



J. B. ALLAN & SON

714 STANDARD BANK BUILDING
510 HASTINGS STREET WEST
VANCOUVER, B.C.

Rec'd	NOV 3 1943
File No.	1374
Ans.	
Referred	<i>Amick</i>

November 1st 1943.

F.G. Shears, Esq.,
Director, Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER B.C.

Dear Sir: Re: MOTOI MASUDA Your File #1374
Lots 1 & 2, B.11, D.D. 302
being 2000-4 Yukon St., Vancouver B.C.

With reference to the above described property concerning which we had a lengthy discussion in your office on the 29th ult., I have prepared and mailed Mr. Motoi Masuda Registration No. 07607 at New Denver B.C. a "Quit-Claim Deed" which I have asked him to sign, have notaried and return to me at his earliest convenience. He will no doubt be reluctant to sign this Deed and I will be glad to receive any help that may be in your power to induce Mr. Masuda to complete and return the above mentioned document to me. Should he refuse the alternative is to take foreclosure proceedings, which will increase the very heavy loss which the mortgagees of the property have already sustained.

In any event, whether we obtain possession of the property by way of Quit Claim Deed or by foreclosure, we must insist that all revenue, excluding cost of repairs, derived from the property, be applied to liquidate the City taxes as set forth in your department's letter of October 30th 1942.

Yours truly,

JBA/MS

31

MEMORANDUM

File No. 1374

November 2, 1943.

To: Mrs. I.G. McArthur.

FROM: Administration Department.

Re: Hotel MASUDA, Reg. No. 07607,
 Lots 1 and 2, Block 11, D.L. 302,
 2004-2020 Tule Street and
 17th-18th East Ave. Avenue.

With reference to the above property on which there is outstanding \$2000.00 Principal and \$6000.00 Interest, the property being valued in April last by Johnston and Davis at \$3000.00, and referring to the call of Mr. J. D. Allen last week respecting obtaining a Quit Claim Deed from Masuda, there is a letter on file dated October 30th, 1942 to Mr. Allen, part of which reads as follows:

"At present, there is approximately \$268.92 arrears of taxes to be paid and all net rentals received for the property are being applied against these taxes. When taxes are brought up to date, we will be glad to discuss the matter of payments under the mortgage with you."

In various conversations I have had with Mr. Allen I have certainly given him to understand that the reason why we could not pay him any of the heavy arrears of interest was because funds from rentals were being applied to the heavy arrears of taxes. On a number of occasions we have advised Masuda himself that funds could not be remitted to him until we had paid up taxes, so that he was quite clear that these funds would be used for the payment of arrears of taxes. As recently as the 13th of September, 1943, we explained matters fully to Masuda and there is no doubt that he would expect whatever funds we had on hand to be applied to the balance of taxes outstanding, which still amount to approximately \$460.00, we having paid off from rentals \$209.65 on account of taxes.

I would mention in passing that in connection with a sale of a property, where the sales value of the house was appreciably less than the mortgage, Mr. Wilson was in touch with Messrs. Shears and Wright who advised that the Mortgagee's position must not be left worse than when the property was taken over by the Custodian. In this case, according to Mr. Allen, he was receiving \$25.00 per month on account of arrears of interest when we took over, and Masuda was also paying taxes. We have paid nothing to Mr. Allen and it would appear, therefore, that funds on hand should go to payment of taxes.


 P. Hunt.

FD:ES

File No. 1374

November 4, 1943.

To: Mrs. A. G. McArthur.

FROM: Administration Department.

Re: Mount WATTA, Reg. No. 07607,
Lots 1 and 2, Block 11, D.L. 300,
2000-2020 Tenth Street and
174-176 West 4th Avenue

With reference to the attached letter of the 1st of November from J.B. Allen & Son and our memo of the 2nd of November, the attached memorandum has been prepared showing the position as it was when we came into the picture in May 1942, compared with the present position. Further details have been added to show how matters would have stood if Watta had continued paying taxes as he did up to 1941, together with payments to Mr. Allen of \$25.00 per month.

We have at the present in Watta's account \$212.50, and taxes outstanding amount to approximately \$430.00. So far as Watta is concerned, he has never had a statement of his account and has been advised on numerous occasions that no funds can be sent him as moneys we receive from rentals were being used to pay off the heavy arrears of taxes. As Mr. Allen has also been advised by us that moneys on hand would be used for this purpose, the writer would be glad to know if he should prepare a requisition to clear up outstanding taxes.

J.B.
P. Allen.

70120

11th November, 1943.

MEMORANDUM

To: Mr. E. E. Wright

From: Mr. F. G. Shears

ENEMY SECTION	
Rec'd	NOV 12 1943
File No.	
Ans'd	
Refer'd	PR 12-11

Re: Robert MCGUIRE

This is a case where the Japanese apparently has no equity in the property.

J. B. Allen has asked us to have a Quit Claim deed. I have agreed that we will have this property valued and advertised for sale and depending upon the results we will contact Ottawa and see if they are prepared to give a Quit Claim.

I understand you are advertising some properties. Will you please include this one in your next advertisement.

F. G. Shears

F. G. Shears,
Director.

*Particulars sheet made out
Nov 11/43
E.S.*

1374

506 Royal Bank Building,
Vancouver, B.C.

17th December, 1943.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Motosi MASUDA
2000-20 Yukon Street.

This property was advertised for sale on November 20th and no tenders were received.

An appraisal recently made by Mr. Reeve sets the value of the property at \$3,000.00. There is a mortgage in favour of Mr. R.D. Blair, for whom Mr. J.B. Allan is the Agent, the principal and interest of which amounts to \$5,095.00, taxes are in arrears amounting to \$288.-

The revenue from this property has been used in the payment of repairs and taxes and three payments of \$30.00 each were sent to Masuda before our office discovered the doubtful position which Masuda was in in regard to his equity in this property.

Nothing has been paid to the Mortgagee either on principal or on interest but we have sufficient credit from rentals received to pay the arrears of taxes above referred to but another year's taxes will soon become due.

It would appear that Masuda has no equity in the property and Mr. Allan has asked for a Quit Claim Deed. Mr. Allan prepared and mailed to Masuda a Quit Claim Deed for him to sign but this has been ignored. No response to letters from this office either have been received.

We might of course take the position that we would offer no objection to Mr. Allan proceeding to foreclose but with the facts indicated it might be fair to save the Mortgagee the expense.

This is a case where we should perhaps have advised the Mortgagee some months ago to take some course he thought necessary. Prior to our taking over, the taxes were being maintained and the Mortgagee was receiving \$25.00 from Masuda so that as he has not been paid anything for

1374

- 2 -

G.W. McPherson, Esq.

a long while his position is deteriorating.

The file also indicates that the property is in poor condition, one of the buildings being boarded up and condemned by the City. I therefore believe that a Quit Claim is justifiable in this particular case and would appreciate your consent. You might wish to give this consent conditionally on the approval of the Committee being obtained, in which case I would present the case to them before sending the Quit Claim Deed for signature by the Custodian.

Will you kindly advise in regard to this matter.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

NATURE OF ENCUMBRANCE Mortgage or
 (registered) (unregistered)

Name of Owner of Property MASUDA, Mabel Reg. No. 07607

Address 2000 Yukon Street, Vancouver, B.C.

Occupation Restaurant Keeper Age 61

Registered Owner of Property Mabel Masuda O.T.No. 97991.11

Property:

Property Address Mm. Vancouver, B.C.

Legal Description Lots 1 & 2, Block 11, D.L. 302, Group 1, N.W.D., Plan 177

..... L.R.O.

Nature of interest

Particulars of Encumbrance:

Date 18th September, 1930

Parties to document:

Name Mabel MASUDA "Mortgager"

Address 2000 Yukon Street, Vancouver, B.C.

Name Roland Dickson Blair "Mortgagee"

Address 510 W. Hastings Street, Vancouver, B.C.

Principal Amount \$3000.00

Terms of Payment to be paid 18th September, 1933

..... Rate of Interest 8%

Arrears, if any: Principal deferred \$3,000.00 Interest \$1,495.00

Balance owing as at this date \$3,000.00

Standing of Taxes: Arrears \$408.12 Lot 1 Current (1943) \$149.99 if paid
 Total 558.11 by July 3/43

Insurance: Arrears \$257.77 Lot 2 (1943) \$136.74 if paid
 Total 394.51 by July 3/43

(1) Agent Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

.....

.....

Dated at Vancouver this 14th day of May A.D. 1942

CERTIFIED CORRECT:

(Signature)

Ad inserted November 20th, 1943

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

REAL PROPERTY FOR SALE BY TENDER

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

Lot 188, Town of Hastings, except the South 8 feet, City of Vancouver, known as 5798 Vale Street, being a 7-room, 2-storey dwelling.

Lot 21, Block 60, D.L. 264A, Group 1, New Westminster District, Plans 383 and 1771, known as 1825 East First Avenue, being a 6-room, 2-storey house.

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

Lot 5, Block 43, D.L. 196, Group 1, New Westminster District, Plan 196, known as 639 Alexander Street, being an 11-room frame dwelling with store adjoining.

Lot 38, Block 51, D.L. 181, Group 1, New Westminster District, Plan 196, known as 793 East Cordova Street, being a 7-room, 2-storey house and garage.

Lots 12 and 13, Block 55, D.L. 196, Group 1, New Westminster District, Plan 196, known as 388-39-40-41 Powell Street, being a 3-storey frame building with stores on ground floor and rooms above.

Lots 9 and 10, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 309A, being Vacant Lots in the unit block on Renfrew Street.

Lots 11 and 12, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 309A, known as 13 Renfrew Street, being a 6-room, 2-storey dwelling.

West 1/4 of Lot 19, Block 468, D.L. 526, Group 1, New Westminster District, known as 2665 West Sixteenth Avenue, being a 1-storey store building with 2 rooms at rear.

Lots 1 and 2, Block 11, D.L. 302, Group 1, Map 177, New Westminster District, known as 2880-4-16-18-20 Yukon Street, being a 2-storey frame store building with rooms above.

Lot 4, Block 26, D.L. 57, Group 1, New Westminster District, Plan 2608, known as 5525 David Street, being a 4-room dwelling.

Lot 26, Block 86, D.L. 196, Group 1, New Westminster District, Plan 196, known as 431-23 East Georgia Street, being a rooming-house with store front on ground floor.

Subdivision 1 of Lots 16 and 17, in subdivision "C", D.L. 319, 324 and part of 323, Group 1, New Westminster District, Plan 6152, known as 1635 South West Marine Drive, being a 7-room dwelling and garage.

Lots 1 and 2, Block 1 of Block 4, D.L. 322, Group 1, New Westminster District, Plan 3063, known as 7896 Ontario Street, being a 6-room dwelling and garage.

Lot 5, Block 3, D.L. 318, Group 1, New Westminster District, Plan 1749, being a vacant lot in the 5766 Block Selkirk Street.

Lot 11, Block 103, D.L. 540, Group 1, New Westminster District, Plan 540, known as 3635 Waterloo Street, being a 3-room dwelling and garage.

Lots 27 and 28, Block 219, D.L. 526, Group 1, New Westminster District, Plan 590, known as 1697 West Second Avenue, being a 6-room dwelling and shed.

Lot 7, Block 394, D.L. 526, Group 1, New Westminster District, Plan 1238, known as 1154 West Blenheim Avenue, being a rooming-house.

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

AND

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

Lot 12, and the East 17 feet of Lot 13, Block 13, of the North Half of Lot 116, Group 1, Map 1236, known as 4654 Frances Street, Burnaby, B.C., and being an 8-room dwelling.

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

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

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

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

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

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

QUIT CLAIM DEED

THIS INDENTURE made the 27th day of March , in the year of our Lord one thousand nine hundred and forty-four

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:

JOSEPHINE LAVINIA BLAIR, Spinster,
of 1210 Jervis Street, City of Vancouver,
Province of British Columbia, and
SUSAN CRAWFORD BLAIR, Spinster,
of R.R.1, West Amherst, Province of Nova Scotia,
Executors and Trustees of the Estate of Roland
Dickson Blair.

(Hereinafter called the Grantees)

WHEREAS by a mortgage dated the 18th day of September, 1930,
and registered in the Vancouver Land Registry Office as No. 83622-H
MOTOI MASUDA mortgaged to Roland Dickson Blair (now deceased) the lands
hereinafter described for securing payment of \$3000.00 and interest as
therein mentioned;

AND WHEREAS the Grantees herein have since become the regis-
tered owners (In Trust filing 30905) of the said mortgage;

AND WHEREAS under and by virtue of the Orders-in-Council No.
P.C. 1665 of 1942 and amendments thereto including P.C. 2483 of 1942
and P.C. 469 of 1943 and of the applicable provisions of the Revised
Regulations Respecting Trading With The Enemy (1943) the property of
MOTOI MASUDA has become vested in and made subject to the control of
The Secretary of State of Canada acting in his capacity as Custodian
(the Grantor herein);

AND WHEREAS the Grantor has agreed to release to the Grantees
the equity of Redemption and the Grantees have agreed to release all
claims arising under the covenants contained in the said mortgage;

WITNESSETH that in consideration of the premises and the sum
of One (\$1.00) Dollar now paid by the Grantees to the Grantor herein, the
receipt whereof is hereby acknowledged the Grantor has granted, released,
and quitted claim and by these presents DOTH GRANT, RELEASE AND QUIT CLAIM
unto the said Grantees, their successors and assigns forever, All the
estate, right, title, interest, claim and demand whatsoever both at law
and equity or otherwise howsoever and whether in possession or expectancy
of the said Grantor of into or out of ALL and singular that certain
parcel or tract of land and premises situate, lying and being Lots One
(1) and Two (2) Block Eleven (11) District Lot Three Hundred and Two (302)
Group One (1) New Westminster District, Plan Five Thousand Eight Hundred
and Thirty-Two (5832), in the City of Vancouver, in the Province of
British Columbia;

TOGETHER with the appurtenances thereto belonging or appertaining TO HAVE
AND TO hold the aforesaid lands and premises with all and singular the

appurtenances thereto belonging or appertaining unto and to the use of the said Grantees, their successors and assigns forever, subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original Grant thereof from the Crown.

The Grantees accept these presents in satisfaction of the performance of all covenants contained in the Mortgage first hereinbefore mentioned and releases the original Mortgagor and the successors thereof, including MOTOI MAHODA and the Grantor of and from all covenants contained in the said mortgage and from all claims and demands in respect of any past or future breach thereof and from payment of any monies secured thereby.

IN WITNESS WHEREOF the Grantor acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943) has executed these presents by his Deputy, and the Grantees have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
by the Custodian in the presence
of:

Jim Chrusan

F. H. Lubman
Deputy Custodian.

SIGNED, SEALED AND DELIVERED
in the presence of:

L. H. Filan
5.000. Hastings
Vancouver, B.C.

as to Josephine Lavinia Blair.

J. H. Blair

SIGNED, SEALED AND DELIVERED
in the presence of:

Thelma Blain

Susan C. Blair

as to Susan Crawford Blair.

FOR MAKER

I HEREBY CERTIFY that on the *2nd* 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 *2nd* day
of *March*, in the year of our Lord one
thousand nine hundred and forty-four.

G. L. Beckett

A Notary Public in and for the
Province of Ontario.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }

TO WIT:

I, George Nelson Pelan of the City
of Vancouver, in the Province of British
Columbia, make oath and say: Insurance Agent - E.C.

1. I was personally present and did see the within instrument
duly signed and executed by JOSEPHINE LAVINIA BLAIR the
party thereto, for the purposes named therein.
2. The said instrument was executed at Vancouver, B.C.
3. I know the said party, and that she is 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 Vancouver
in the Province of British
Columbia, this 16th
day of March 1944.

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

24. A Commissioner for taking affidavits
within British Columbia.

G. N. Pelan

FOR WITNESS

PROVINCE OF NOVA SCOTIA)

TO WIT:

I, *Thelma Blackie*
of *Inverness*
Scotia, make oath and say:

of the *Town*
, in the Province of Nova

1. I was personally present and did see the within instrument duly signed and executed by SUSAN CRAWFORD BLAIR the party thereto, for the purposes named therein.
2. The said instrument was executed at *Inverness*
3. I know the said party, and that she is 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 *Inverness*
in the Province of Nova Scotia,
this *11th* day of *March*
19*44*

Thelma Blackie

H. S. Macpherson

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

File 1374

2000-2020 Yukon St. & 372-276 W. 4th Ave.
Vancouver, B. C.

Canadian Fire Insurance Co.
Policy No. 489487

Premium for one year \$45.20

Expiry Aug. 5/44

Unearned premium as at April 30/44
26.6%—\$12.02

As of April 30

ADJUSTMENTS - File

1944 121 days.

Debit purchaser

Proportion of rents

Registration fees on deed.

26 1/2% Insurance premium 45.20

Total debits

Credit purchaser

121/365 x \$28905

Seller's proportion of taxes for 1944

Full amount of rent collected to

Mrs. Humphries 9x31x14.25
Mrs. Kennedy 5x31x4.75
J. Anderson 10x31x1.90
J. Guesbreck 18x31x9.50

1202

95.82

414

77
61

5.52

106.86

12.02

94.84

1374

May 8, 1944.

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: 2000-20 Yukon Street
376 West 4th Avenue

Please be informed that adjustments calculated on sale of the above property count rents as being paid to the dates listed below. Rents which may be received by you for any periods after the dates listed should not be remitted to this office but sent direct to the new owners of this property, Miss Josephine L. Blair, 1210 Jarvis Street, Vancouver, and Miss Susan C. Blair, R. R. No. 1, West Amherst, Nova Scotia.

Mrs. V. Bahirney	2004 Yukon Street	April 30, 1944
Mr. J. P. Shearer	2016 Yukon Street	April 30, 1944
Mr. M. F. Goodrich	2018 Yukon Street	April 30, 1944
Mr. John Kwasney	2020 Yukon Street	April 30, 1944
Miss M. H. Humphreys	376 West 4th Avenue (Upstairs)	May 9, 1944
Mrs. R. M. Kennedy	376 West 4th Avenue (Main)	May 5, 1944
Mr. F. Henderson	376 West 4th Avenue (Garage)	May 10, 1944
Mr. J. J. Giestrecht	376 West 4th Avenue (Rear House Upper floor)	May 18, 1944

Yours truly,

George Peters,
Administration Department.

GP:MA

File No. 1774
2000-30 Tulon Street,
1 & 2/11/302

May 10, 1944.

ACCOUNTS

As of April 30, 1944 - 121 days

Debit balances

Insurance premium - 16.66 x 345.30 - (expiry 2/8/44) 574.04

Credit balances

121/365 = \$222.05 Seller's proportion of taxes for 1944

222.05

Rebate collected:

Miss Ruchrope 2/31 = \$14.25

14.25

Mrs. Kennedy 5/31 = \$ 6.75

6.75

Mr. F. Henderson 10/31 = \$ 1.00

1.00

Mr. J. J. Giachetta 12/31 = \$ 9.50

9.50

Total credits

257.55

Less total debits

12.04

NET AMOUNT DUE TO SUBSTANCES

\$ 94.24

File No. 1374
1&2/11/302/1/NWD

Receipt of Certificate of Title No. 100254-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.

Dated at Vancouver, B. C., this 8th day of May 1944.

*J. M. Blair for
Josephine to Blair and
Susan to Blair*

Cash
Cheque

J. B. ALLAN & SON

INSURANCE — RENTALS — MORTGAGES

510 HASTINGS ST. WEST

Vancouver, B. C.

May 15th

1944

RECEIVED from *City of State, Office of Auditor*

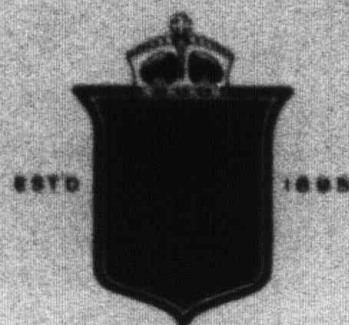
the sum of *Twenty four* Dollars

for *adjustment re Conveyance of 2000-20
yeldon Street, 10th Blocks*

J. B. ALLAN & SON

Per *H. H. H.*

\$94.74



J. B. ALLAN & SON

714 STANDARD BANK BUILDING
510 HASTINGS STREET WEST
VANCOUVER, B.C.

*Phone
MA 5625*

May 15th, 1944.

EVACUATION SECTION	
Rec'd	MAY 16 1944
File No.	1374
Ans.	<i>EB</i>
Referred	<i>Peters</i>

out Ray Turner

Office of the Custodian,
Japanese Evacuation Section,
VANCOUVER, B.C.
File Number 1374

Dear Sir:

Re: 2000-29 Yukon Street,
376 West 4th Avenue,

We beg to acknowledge your letter of the 12th instant enclosing cheque of \$94.84 being the closing adjustment in connection with the sale of the above mentioned property.

Thanking you again for your uniform courtesy, we are,

Yours truly,

Malin

JBA*MC

J. B. ALLAN & SON

ESTATE AND INVESTMENT BROKERS
INSURANCE, RENTALS, MORTGAGES

510 HASTINGS STREET WEST
VANCOUVER
BRITISH COLUMBIA

Ans 7/10/44
Allen

January 28, 1944.

Office of the Custodian,
Japanese Evacuated Section,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sirs: Re: MOTOI MASUDA 2004 Yukon St., Vancouver B.C.
Lots 1 & 2, Block 11 D.L. 502 Your File 1574

I have your letter of the 21st inst. in which you state you are prepared to recommend to Ottawa that a Quit Claim in favour of the Roland Dickson Blair Estate be granted and that city taxes due on the property in question up to 31st December 1943 be paid out of the revenue from the property which you have on hand.

As agents of the R.D. Blair Estate we will be glad to receive a Quit-Claim Deed under the conditions set forth in your letter.

The Quit-Claim Deed should be drawn in favour of Josephine Lavinia Blair, Spinster, whose address is 1210 Jervis Street, City of Vancouver, Province of British Columbia, and Susan Crawford Blair, Spinster, whose post office address is R.R. 1, West Amherst, Nova Scotia, Executors and Trustees of the Estate of Roland Dickson Blair.

Trusting this will be satisfactory, I am,

Yours truly,



Agent R.D. Blair Estate.

JBA:MSC