

1578

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MORINO, Katsu.

HOME ADDRESS: 235 Powell St., Vancouver, B.C.

REGISTRATION NUMBER 00108 SEX: Female AGE: 34

OCCUPATION: Housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes ~~Widow~~ YesNAME OF WIFE OR HUSBAND: ~~Widow~~ Hirozo. ^{2/11} ^{29/11} ²ADDRESS OF WIFE OR HUSBAND: ~~Widow~~ Grand Forks, B.C.

NAMES OF ANY LIVING CHILDREN: Kazumi (M); Keiko (F);

ADDRESS OF CHILDREN: 235 Powell St., Vancouver, B.C.

AGE OF CHILDREN: 9; 4.

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

1. LOCATION AND DESCRIPTION: West one half of lot 291, Town of Hastings,
City of Vancouver, Province of B.C.; title deed No. 65095L, in own possession.
2666 Trinity St., Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 room bungalow, stucco finish,
and 1 single garage.

3. INSURANCE (Give particulars; state where policies are) London Guarantee and
Accident Co., Policy No. 556105; \$1000.00, covering the above property, which
is paid up in full, until July 15th, 1944. Policy in own possession.

4. TAXES (Amount and where payable) Paid up, until 1941, including arrears \$158.53,
to the City of Vancouver, at the City Hall.

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

Lot 291 H.T.S., 2666 Trinity St., Vancouver, B.C., mortgage \$1100.00, carried
by E.B. Morgan and Co., Ltd., 402 W. Pender St., Vancouver, B.C., paid in
monthly installments of \$24.90, up until 3/15/42.

6. OCCUPANCY AND LEASES (If vacant so state) Rented to Mr. B.P. Muir,
at \$25.00 per month, paid to E.B. Morgan and Co., Ltd., 402 W. Pender St.,
Vancouver, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Registered at the Land Registry Office, under No. 65095L, Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: M. B. Morgan and Co. Ltd., 402 W. Pender St., Vancouver, B.C.
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 235 Powell St., Vancouver, B.C.
~~Renting one room in an apartment house.~~
2. LANDLORD'S NAME AND ADDRESS: M. Matsunaga, 235 Powell St., Vancouver, B.C.

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

~~landlord, and is not paying rent.~~

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: None

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)

None8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**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 28th day of March 1942.

(Signature)

Katsu Morino

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov. 27, 1942

Our File No. 1578

Full Name MORINO, Katsu (Mrs. Hirozo)
(Surname in Block Letters)

Registration No. 00108

Male - ^VFemale
(Check)

Age May 9, 1906

Former Address 235 Powell St, City.

Date Evacuated Apr. 13/42

Naturalized - Canadian-Born - ^VNational
(Check)

Present Address

P. O. Box 12, Grand Forks, B. C.

*address
OK June 15/46*

^VMarried - Single
(Check)

Name of Wife ---

Name of Husband Hirozo #00107

Name of Mother ^{nee} (SHIMIZU) Fue

Name of Father TOMISABURO, Shimizu (In Japan)

Names of Children under 16 (See husband's file)

Requested by Mrs. Burraston

Registered with Custodian Yes.
(Yes or No)

Additional Information

not on list

REAL PROPERTY SUMMARY

JAPANESE NAME:

Katsu (Mrs. Hirozo) MORINO Reg. No. 00108 File No. 1578.

CATALOGUE NO:

268

PROPERTY ADDRESS:

2666 Trinity Street, Vancouver, B. C.

LEGAL DESCRIPTION:

West half ($\frac{1}{2}$) of Lot 291, Town of Hastings (Except portion shown as lane on Plan 5826).

TITLE:

In name of Katsu Morino (Wife of Hirozo Morino). Certificate of Title No. 65095-L.

ENCUMBRANCES:

Registered: 42410-H. 16th July 1926 1.03 Walter Francis Burton. Mortgage for \$2000.00. Due 30th September 1929. Interest 7 $\frac{1}{2}$ %

22854-M. 9th May 1941. 10.13 William Henry Langley, and Robert Hugh Shanks (In trust filing 32624). Transmission of 42410-H. (Inter alia).

32955-M. 15th October 1942. 10. Eric Andley Burton. Assignment of 42410-H. (Inter alia).

Filing 34753 - Vesting in Custodian filed 28th August 1942.

Unregistered: No indication of any on file.

ASSESSED VALUE:

1943

Land

\$ 380.00

Improvements

1600.00 - \$1980.00

Taxes \$65.54

CLASSIFICATION:

"The property is on the South side of Trinity between Slocan and Clinton Streets and is 33 x 122 feet to a 20 ft. lane. This is level throughout its length.

On this there is a four (4) room bungalow on full cement foundations. The basement has cement floor but the furnace is worn out, and has been dismantled. The Hot Water-tank is the property of the tenant. The living-room (18x14) has a brick fire place and the floors are of Fir. There is a kitchen and nook with enamel sink and wooden-drainboard, and two (2) bedrooms and bathroom with full standard plumbing. The interior decoration is not in good condition and the paint or calcimine is peeling from three (3) ceilings. The front and back steps need re-building. The shingle roof is not in good condition and the chimney top is slightly cracked. The exterior wood work requires painting. There is a small frame garage with shingle roof and wood floor but is unpainted."

HISTORY OF ADMINISTRATION:

The owner, prior to evacuation, rented the premises to B.P. Muir at a monthly rental of \$25.00, to be paid to E.B. Morgan & Co. Ltd., agents for the mortgagee. Of this rental, \$20.00 per month was to be applied to reduction of mortgage liability. Morgan & Co., as rental agents, were confirmed by the Custodian on 28th April 1942, and made reports on receipts and disbursements subsequent to 1st March 1942. From that date to 30th November 1943, the rents

received amounted to \$500.00, of which rent from 8th to 30th November appears as a credit in adjustment statement.

Re mortgage filed as 42410-H.

This mortgage, covering above property and dated 15th July 1926, was given by Isabel Chesnut to Walter Francis Burton to secure a loan of \$2,000.00, bearing interest at rate of 7 $\frac{1}{2}$ %, and repayable \$250.00 on 30th September 1927, \$250.00 on 30th September 1928, and balance 30th September 1929.

Walter Francis Burton died 28th June 1940 leaving a will dated 6th February 1926. By this will, William Henry Langley and Charles Burnaby Stahlschmidt were named Executors and Trustees, all real and personal property was devised to the testator's wife, Elizabeth Audley Burton during her widowhood and upon her death, in trust for the testator's children, Eric Audrey Burton and Iris Olga. The will was probated on 26th September 1940.

Charles Burnaby Stahlschmidt died on 24th November 1940, and by deed dated 7th April 1941, William Henry Langley appointed in his place, as executor, Robert Shanks. To these executors, the estate was transmitted by filing 32624 on 9th May 1941.

Elizabeth Audley Burton died on 30th March 1942 and Iris Olga died on 28th March 1943, leaving no child surviving.

The executors assigned the mortgage registered as 42410-H on 15th October 1942 to the sole surviving heir Eric Audley Burton, under filing 32955-M.

As on 15th December 1943, the balance owing on this mortgage, after sundry credits from rental revenue, was:- On principal \$811.26, interest \$32.45, discharge fee \$3.00, total \$846.71, which was paid to the mortgagee on 8th December 1943 and a discharge of the mortgage dated 22nd November 1943 received and registered 17th Dec. 1943. While specific confirmation by the debtor of the amount of this liability is not on file, the payment was reported to her on 6th January 1944 and objection from her has been received.

APPRAISAL:

Made by Loewen & Harvey at \$1900.00, reported 1st October 1943.

OFFERS:

From William James O'Toole, 8th September 1943,	\$1250.00
From Antonio Frederico, through F.W. McBride, 21st September 1943, \$2,000.00, increased 19th October 1943,	2200.00
From Reed, Phipps & Davies Ltd. 4th October 1943, \$2,000.00, increased 21st October 1943,	2100.00
From Moore and Moore, undated,	1510.00

SOLD:

To: Antonio Frederico as at 8th November 1943 for \$2200.00.
Approved by Advisory Committee 27th October 1943.

TITLE:

Certificate of Title No. 95143-L issued in name of Antonio Frederico 31st December 1943, and receipt acknowledged by him on 7th January 1944.

FUNDS:

Released to the credit of Katsu MORINO. Sale price \$2200.00 plus rental revenue \$500.00, plus closing adjustments \$4.01, total \$2704.01; less commission on rent \$25.46, repairs \$67.85, taxes \$130.52, interest on mortgage \$92.12, Certificate of Encumbrance \$1.00, appraisal \$5.00, advertising \$4.00, registration fees \$16.15, commission on sale \$110.00, sundries \$36.50, total \$488.60. Net amount released \$2215.41.

OLD TITLE:

Certificate of Title No. 65095-L on deposit in Land Registry Office.

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

Paul Thompson

DATED: April 23rd, 1947.

IM:ic

LIABILITY SUMMARY

Katzen (Mrs. Hirozo) MORINO Reg. No. 00108 File No. 1578

No record of any claim against this person, but file 14641, shows a claim of \$8.00 filed against her husband, Hirozo Morino, by Dr. J. A. Smith. This claim was reported to Hirozo Morino on the 24th November, 1943, 19th January 1944 and 13th May 1944, but no reply was received.

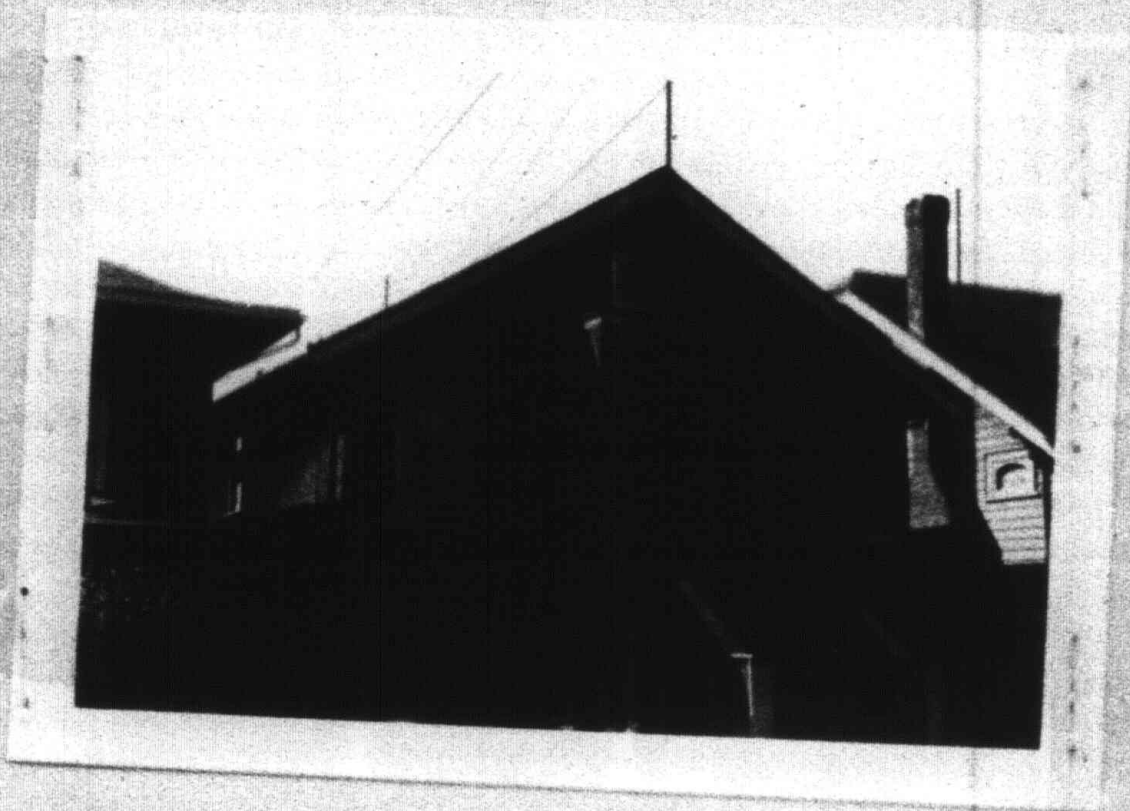
The above summary is certified to be in accordance with information on file.

John Macpherson

DATED: April 23rd, 1947.

IM:ic

MORINO, Katsu
2666 Trinity St., Vancouver, B. C.
Evac. File 1578



Picture Taken April 9, 1943

1578
602 Credit Foncier Bldg.,
Vancouver, B. C.
April 13th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 13 1942

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

Report on: MORINO, Katsu.
Registration #00108.

REAL ESTATE AND PERSONAL PROPERTY

LOCATION:

West $\frac{1}{2}$ Lot 291, Twp. Hastings, City of Vancouver, B.C.
Title deed #65095L, situated at 2666 Trinity Street,
Vancouver, North of Hastings Park.

OWNERSHIP:

Title in name of Katsu Morino filed in Land
Registry Office.

DESCRIPTION OF
LAND AND BUILD-
INGS:

Property at 2666 Trinity Street consists of 33 ft.
lot, with 4 room shingle roofed stucco house one
floor with single garage; basement on ground, (not
excavated); house in fair shape and comparable with
adjoining houses. Front lawn open with grass lawn
and back yard in grass - fairly good shape.

INVENTORY:

Attached. (See main file)

PARTICULARS OF
INSURANCE:

\$1,000.00 on property at 2666 Trinity Street, paid
up until July 15th, 1944. No insurance carried
on personal property.

LIABILITIES:

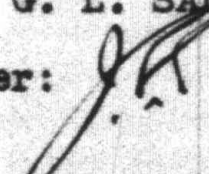
Mortgage amounting to \$1,100.00 held by E. B. Morgan
Co. 402 West Pender St., paid monthly by tenant
B. P. Muir to E. B. Morgan in form of rent at \$25.00
per month.
Rent from B. P. Muir of \$25.00 being applied to
monthly indebtedness on mortgage of \$24.90 monthly.
As at April 10th. Morgan & Co. advise that principal
has been reduced to \$960.00 and that Muir is making
payments on time. Mortgage carries interest at 6%
and all payments are made up to and into April 30th,
1942. (Mrs. Morino is renting a room at 235 Powell
Street where her personal belongings are stored and
is paying no rent at present as owner is a relative.
One room only occupied by Mrs. Morino).

RECOMMENDATIONS:

I would recommend that Mr. Muir, the present tenant,
be allowed to continue to occupy the premises, as
long as he makes monthly payments to the Mortgagor,
E. B. Morgan & Co.

Yours very truly,

G. L. SALTER,

Per: 

Agent.

1578

April 28, 1942

Messrs. E. B. Morgan & Co., Ltd.,
402 West Pender St.,
Vancouver, B. C.

Re: MORINO, Katsu

Gentlemen:

Investigating the affairs of this Japanese, we are informed that you are the holder of a mortgage covering his property at 2666 Trinity Street, Vancouver, and also that in liquidation of this, the rent of these premises is paid to you monthly.

The property now vests in the Custodian who is agreeable that you continue management, but as agent with the Custodian, we would like to know the position of the mortgage at the present time.

As agent for the Custodian, it will be necessary for you to report your transactions to this office at three monthly intervals, the first ending June 30, 1942.

Who pays the taxes on this property?

Yours truly,

C. L. Drewry
Manager

4:15:15

E. B. MORGAN & COMPANY LIMITED

REAL ESTATE
INSURANCE AND FINANCIAL AGENTS

REPRESENTING

THE BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED

402 WEST PENDER STREET

VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 12 1942

June 11, 1942.

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

Dear Sir:

Re Katsu Morino. Your file #1578.

In reply to yours of May 1, last, in the above connection, we give you hereunder the information for which you asked.

On the first instant the balance of principal owing on the mortgage held by our client on the property known as 2666 Trinity Street, amounted to \$920.00. Under the existing arrangement the mortgagor has undertaken to pay on account of said principal sum, twenty dollars per month, together with interest at 6%. Said payments are due and payable on the 15th of each and every month, and same have been liquidated to the 15th of May last.

We are, as stated by you, collecting rentals at the rate of \$25.00 per month, and, out of collections made to date, we have looked after the April and May payments on account of mortgage, under the terms of the above mentioned arrangement. We also paid arrears of water rates to December 31st., 1941. The current water rates shall be taken care of in due course.

With reference to payment of taxes, we beg to advise that we are in correspondence with the mortgagee regarding this matter and, in as much as the

2-Department of the Secretary of State.

rentals shall not be sufficient to take care of principal and interest payments together with taxes, we are of the opinion that some arrangement can be arrived at whereby the latter would consent to forego principal payments for two or three months, or reduce the monthly principal instalments over the yearly period, in order to make the payment of taxes possible. We hope to be in a position shortly to advise you of the mortgagee's decision in this regard.

Yours truly,

John Margason

HBM:YMP

E. B. MORGAN & COMPANY LIMITED

REAL ESTATE
INSURANCE AND FINANCIAL AGENTS

REPRESENTING
THE BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED
402 WEST PENDER STREET
VANCOUVER, B. C.

Alexander
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 29 1942

July 28th, 1942.

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

Dear Sirs:

Re: Katsu Morino, Your File #1578.

Referring to your letter of the 17th of June last in the above connection, we beg to advise that we are now in receipt of instructions from the mortgagee granting payment of taxes.

The mortgagee is of the opinion that 1942 taxes should be paid forthwith, and the amount so paid added to the principal of the mortgage, same to bear interest at the mortgage rate of 6%, and continue to apply the net rentals in accordance with the existing Agreement, which calls for \$20.00 per month on account of principal together with interest at the above rate, also payable monthly.

We are of the opinion, that under the circumstances, the above arrangement would be the best method of handling the matter. We would be glad, if you would give this matter your consideration and let us have your decision at your earliest convenience.

Yours truly,

HBM:FEL.

E. B. Morgan

1578

30th July, 1942.

E.B. Morgan & Company Limited,
402 West Pender St.,
Vancouver, B.C.

Dear Sirs:-

Re: Katsu MORINO

Thank you very much for your letter dated July 28th. We agree to the method suggested by you for the payment of 1942 taxes on the property known as 2666 Trinity Street.

Instead of reporting to us in this connection at three-month intervals as suggested in our letter dated April 28th, we would appreciate your reporting to us monthly hereafter, and when reporting to indicate particulars of receipts and all payments, showing also amounts currently due on the mortgage.

We note that the property involved is rented at \$25.00 per month and we would appreciate your informing us whether or not, with the permission of the Rent Control Board, a higher rent could be obtained.

Yours truly,

R.P. Alexander
Manager

RPA:FM

12th November, 1942

Messrs. E. B. Morgan & Co., Ltd.,
402 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Katsu MORINO

In reviewing our file in connection with the above it would appear that we have not received any report from you with regard to the administration of the property at 2666 Trinity St.

On July 30th we agreed with your suggestion that you collect the monthly rentals and apply the same on mortgage payments etc. It is, however, necessary that we be fully informed of the gross rentals received and the individual disbursements made as this has to be reflected in our own accounting system. We are then kept advised as to whether the tenants' payments are being made regularly and taxes and other matters taken care of.

On July 30th we also asked you to let us have such information each month but we do not appear to have received this from you. Will you kindly let us have a statement in detail from the 28th March last (the date on which Mr. Katsu Morino registered with us). Having supplied us with this statement up to date, future monthly reports should be made on our regular rental forms, copies of which were sent to you on August 12th.

Your kind attention to this matter at your earliest convenience will be appreciated.

Yours truly,

F. G. Shears,
Manager.

FOS/PBH

E. B. MORGAN & COMPANY LIMITED

REAL ESTATE
INSURANCE AND FINANCIAL AGENTS

REPRESENTING
THE BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED
402 WEST PENDER STREET
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	JAN 7 1943
File No.	1578
Ans.	
Referred	Chambers
out to Mr. Morino	

Jan. 6th, 1943.

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

Japanese Section.

Dear Sirs:

Re: Katsu Morino.

Your File 1578.

We have for acknowledgment yours of the 23rd ultimo in the above connection, and as requested therein, we are enclosing herewith Duplicate Mortgage covering the West half of Lot 291, Hastings Townsite, dated 15th of July, 1926, and given by Isabel Chesnut to Walter F. Burton. Evidently Mr. Morino bought the property known as No. 2666 Trinity Street, subject to the above mentioned mortgage.

We understand that you require the enclosed document for the purpose of making a copy of same, and it is understood that you will return the Duplicate Mortgage to this office in due course.

The mortgage account as at December 31st, stands as follows:

Balance of principal sum. \$885.59.

Int. paid to Dec. 15/42

Yours very truly,

HBM:FEL.
Encl.

Summerson

File No. 1578

NATURE OF ENCUMBRANCE MORTGAGE or
(registered) (unregistered)

Name of Owner of Property MORINO, Katsu Reg. No. 00108

Address 235 Powell Street, Vancouver, B.C.

Occupation Housewife Age 34

Registered Owner of Property Katsu MORINO C.T.No. 65095L

Property:

Property Address Mun. Vancouver, B.C.

Legal Description W. 1/2 Lot 291, Town of Hastings, except portion shown as
lane, Plan 5826

Nature of interest OWNER Assignment of L.R.O. 32955M
42410H

Particulars of Encumbrance:

Date 15th July, 1926

Parties to document:

Name Isabel Chestnut Mortgagor

Address 2666 Trinity Street, Vancouver, B.C.

SEE REVERSE

Name Walter Francis Burton Mortgagee

Address 937 Charles Street, Victoria, B.C.

Principal Amount \$2000.00

Terms of Payment (Due 30th Sept. 1929) Payments Principal \$250 on 13th Sept.
in each and every year. 1st payment 30th Sept. 1927.

Rate of Interest 7-1/2%

Arrears, if any: Principal \$885.59 Interest paid to Dec. 15/42

Balance owing as at this date

Standing of Taxes: Arrears None Current Paid

Insurance:

(1) Agent E. B. MORGAN & CO. LTD. Company London Gen. & Accident Insurance.

Policy No. 556105 Amt. \$2500.00 Prem \$13.75 Exp. Date July 15/44

(2) Agent Company

Policy No. Amt Prem Exp. Date

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

Dated at Vancouver this 9th day of January A.D. 1943.

CERTIFIED CORRECT:

E. B. MORGAN & CO., LIMITED

Per *E. B. Morgan*

Dec. 9, 1942

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section.

Dear Sirs:

Your File #1578 Re: Katsu Morino. As several mortgages have recently been transferred to me from my father's estate I am not yet in possession of duplicates of same, and therefore am unable to forward to you; however Moran & Co., of Vancouver are my agents thus, and will no doubt be able to let us have any information that you require.

Yours truly,

(Signed) E.A. Burton.

E.B. MORGAN & COMPANY LTD.

January 7/43

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

Dear Sirs:

Re: Katsu Morino

Your File 1578

We have for acknowledgment yours of the 23rd instant in the above connection, and as requested therein, we are enclosing herewith Duplicate Mortgage covering the West half of Lot 291, Hastings Township, dated 15th of July, 1926, and given by Isabel Chesnut to Walter F. Burton. Evidently Mr. Morino bought the property known as No. 2666 Trinity St, subject to the above mentioned mortgage.

We understand that you require the enclosed document for the purpose of making a copy of same, and it is understood that you will return the Duplicate Mortgage to this office in due course.

The mortgage account as at December 31st, stands as follows:

\$885.59

Balance of principal sum
Int. paid to Dec. 15/42

Yours very truly,

(Signed) "H.B. Watson"

REGISTERED OWNER: Katsu Morino (Wife of Hirozo Morino), 2310 Cambridge St.
Vested in the Custodian, Filing 34753.
Volume 1025, Folio 650951 Index.

REGISTERED CHARGES: 42410H. 16/7/26. 1.03. Walter Francis Burton.
Mortgage for \$2000.00. Due 30/9/29. Int. 7-1/2%.

22854M. 9/5/41. 10.13. William Henry Langley, and Robert Hugh
Shanks (In Trust Filing 32624). Transmission of 42410H
(Inter Alta).

32955M. 15/10/42. 10. Eric Audley Burton. Assignment of 42410H.
(Inter Alta).

2941 Parker St.

P.T.D.
for 1578

Law 93.6 Sept 8/43.

Constitution:

168 File 1578

I hereby submit an offer
or tender of \$1250.00 One
Hundred & Fifty Dollars cash
for H.T. Swelling 2666 Trinity
St. Lot 291 Dist $\frac{1}{2}$ Agent
E.B. Morgan & Co Ltd. owner
Katon Province.

I am enclosing a cheque
for \$125.00 One Hundred & Twenty
Five Dollars one tenth of amount
& am prepared to submit
the balance whenever asked to
do so.

Constitution File

1578

Yours truly
Wm. J. O'Farrell

F. W. McBride

REAL ESTATE AND FIRE INSURANCE AGENT

463 EAST PENDER STREET
VANCOUVER, B. C.
September 21st, 1943.

Rec'd	1578
File No.	<i>Handwritten</i>
Ans.	
Referred	

The Custodian,
506 Royal Bank Building,
675 west Hastings Street,
Vancouver, B. C.

Dear Sir:-

-Catalogue No. 268 -
2666 Trinity Street, Lot 291W₁,
Hastings Townsite.-

On behalf of Antoni Federico of 752 East
Pender Street, I hereby offer to purchase the said property
for the sum of \$2000.00 cash.

It is understood, of course, that the Conveyance,
(Indefeasible Title), if this offer accepted shall be clear
of all encumbrances except existing tenancies, and adjustments
to be made as of date of sale.

I enclose my Client's certified cheque in your favor
for \$200.00 and shall be glad to hear from you.

If the offer be not accepted, kindly return the cheque
and oblige.

yours truly,

F. W. McBride

FWMCB/D
Encl.

Handwritten initials

1578

October 12th., 1943

F.W. McBride, Esq.,
463 East Pender St.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 268,
2666 Trinity St. Vanc. B.C.

Your letter of September 21st, written on behalf of Mr. Antoni Federico enclosing cheque for \$200.00 and offer to purchase the above property for the sum of \$2000.00 has been received and considered.

This is to advise you that we have received another tender on this property for a similar amount.

We are therefore giving yourself and the other party an opportunity of each submitting another offer. We will then be prepared to recommend the acceptance of whichever bid may be the higher.

We trust that you will appreciate our desire to handle this situation in as equitable a manner as possible.

Yours truly,

F.G. Shears,
Director.

FGS/AW

24

C. J. LOEWEN
NOTARY PUBLIC

A. ROBT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A. S. C. 8TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER B.C.
1st October, 1943.

The Department of the Secretary of State,
(Japaneses Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings Streets,
Vancouver, B.C.

Rec'd	OCT 4 1943
File No.	
Ans.	
Referred	

Dear Sir:-

Re: Catalogue "B" @ 268, 2666 Trinity Street,
West 1/2 of Lot 291 T.H.S.L.

The property is on the South side of Trinity between
Slocan & Clinton Streets and is 33x122 feet to a 20ft lane. This
is level throughout its length.

On this there is a four (4) room bungalow on full
cement foundations. The basement has cement floor but the furnace
is worn out, and has been dismantled. The Hot Water-tank is the
property of the tenant. The living-room (18x14) has a brick fire
place and the floors are of Fir. There is a kitchen and nook with
enamel sink and wooden-drainboard, and two (2) bedrooms and bathroom
with full standard plumbing. The interior decoration is not in
good condition and the paint or calcimine is peeling from three (3)
ceilings. The front and back steps need re-building. The shingle
roof is not in good condition and the chimney top is slightly cracked.
The exterior wood work requires painting. There is a small frame
garage with shingle roof and wood floor but is unpainted.

In my opinion a fair valuation is \$1900.00

Yours faithfully,

Loewen and Harvey, Limited.

A. Robt Harvey
Director.

ARR/F.

Reed, Phipps & Davies Ltd.

TELEPHONE
MA RINE 1245
INSURANCE - REAL ESTATE

838 WEST HASTINGS ST
Vancouver, Canada

Rec'd	
File No.	1578
Ans.	Hand
Referred	

October 4th, 1943.

The Custodian
506 Royal Bank Bldg.
Vancouver, B. C.

Re Parcel 268 ✓

Dear Sir:

We hereby submit an offer of
\$2000.00 for the following described property
2666 Trinity Street, Vancouver, legally known
as West half of Lot 291 Town of Hastings, Sub-
urban Lands.

This offer is submitted on behalf
of Mr. William Lee and enclosed herewith his
certified cheque for \$200.00 being 10% of the
tendered price. ✓

Yours very truly,

F. Phipps

REED, PHIPPS & DAVIES REALTY CO. *Hand*

Hand

1044 Melville St

Vancouver BC

We hereby tender the sum of
\$ 1510 for Catalogue No 268.

Moore & Moore

J. G. Shears
and

Rec'd	
File No.	1578
Ans	Put
Referred	

1578

October 12th., 1943

Reed, Phipps & Davies Ltd.,
839 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 268,
2666 Trinity St. Vanc. B.C.

Your letter of October 4th written on behalf of Mr. William Lee enclosing cheque for \$200.00 and offer to purchase the above property for the sum of \$2000.00 has been received and considered.

This is to advise you that we have received another tender on this property for a similar amount.

We are therefore giving yourself and the other party an opportunity of each submitting another offer. We will then be prepared to recommend the acceptance of whichever bid may be the higher.

We trust that you will appreciate our desire to handle this situation in as equitable a manner as possible.

Yours truly,

F.G. Shears,
Director.

FGS/AW

34

1578

October 12th., 1943

Messrs. Moore & Moore,
1044 Melville St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 268,
2666 Trinity St. Vanc. B.C.

Your letter recently received, enclosing
an offer to purchase the above property for the sum
of \$1510.00 has been received and considered, and we
find that we have not been able to accept your offer.

Yours truly,

F.G. Shears
Director.

FGS/AW

REGISTERED

1578

October 12th., 1943

Mr. Wm. Jas. O'Toole,
2941 Parker St.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 268,
2666 Trinity St., Vancouver, B.C.

Your letter of the 8th of September, enclosing
cheque for \$125.00 and offer to purchase the above property
for the sum of \$1250.00 has been received and considered.

We have not been able to accept your offer and
are therefore returning your cheque herein.

Yours truly,

F.G. Shears,
Director.

FGS/AW.

ENCL.

34

F. W. McBride

REAL ESTATE AND FIRE INSURANCE AGENT

463 EAST PENDER STREET

VANCOUVER, B. C.

October 19th., 1943

The Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	OCT 20 1943
File No.	1578
Ans.	thru
Referred	Harrold

Dear Sir:

Re: Catalogue No. 268,
2666 Trinity St. Vanc. B. C.

In reply to your letter of October 12th., 1943.
on behalf of my client Mr. Antoni Federico of 752 East Pender
Street, I hereby increase my offer to purchase the above property
made you in my letter of September 21st, 1943, from \$2000.00 to
\$2200.00. no other change from my former letter.

Yours truly,

MCB/F.W.

F. W. McBride

Reed, Phipps & Davies Ltd.

TELEPHONE
MARINE 1245
INSURANCE - REAL ESTATE

638 WEST HASTINGS ST
Vancouver, Canada

EVACUATION SECTION	
RECD	OCT 22 1943
FILE NO.	1578
REferred	<i>[Signature]</i>

October 21st, 1943.

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Building
Vancouver, B. C. *268*

Re Catalogue # 286 2666 Trinity Street

Dear Sir:

We acknowledge receipt of your letter of the 12th instant also yours of the 16th instant enclosing letter of authority to inspect the premises, for which we thank you.

We are now authorized by Mr. William Lee to submit an offer of \$2100.00. The property is very much in need of painting and decorating and we regret that we cannot see our way clearly to recommend any higher figure.

We shall be glad if this amended offer may receive your usual earnest and kind consideration.

Yours very truly,

REED, PHIPPS & DAVIES REALTY CO. LTD.

LRJ/NG

[Signature]

Phone Highland 0926

Rents Collected, Loans.

F. W. McBRIDE
Real Estate and Fire Insurance Agent

463 East Pender Street

VANCOUVER, B. C.

November 5th, 1943.

ATTENTION MR. SHEARS

The Director,
Japanese Evacuation Section,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
C I T Y

Dear Sir:-

- Re: Catalogue No. 268, 2666 Trinity Street -
- Your File No. 1578 -

I thank you for your favour of the 27th ult. and in compliance with your request I am enclosing a Certified cheque for \$2,000.00 in favour of the Custodian drawn by T. Federico on the Bank of Montreal, Main Office, Vancouver, Savings Account No. 4620.

You will notice a change in the name signed on the cheque to the one I mentioned in my letter to you of September 21st, however, it is the same man represented only that the "T" stands for "Tony" a contraction of Antonio, then instead of the incorrect surname as on the cheque being "Federico" it is Federico as I have already given you; he is a Naturalized British Subject under the name of Antonio Federico, has his permanent residence at 752 East Pender Street in this City and his occupation is a Labourer.

I trust that you now have all the necessary requisitions and that I will hear from you in due course.

FWMcB/D
Encls.

Yours truly,

F. W. McBride

INVENTORY OF PERSONAL BELONGINGS OF MORINO, KATSU (Mrs.)
Reg. No. 00108.

235 Powell St. Vancouver, B.C.

- 2 double beds
- 1 baby bed
- 4 trunks of clothes and dresses
- 1 Singer sewing machine
- 2 boxes books
- 2 boxes kitchen cutlery etc.
- 1 Rug
- 3 Carpets
- 2 Lamp stands
- 2 bags blankets

Mrs. Morino didn't put any value on above. Value for resale
practically nil.

.....

(This has been
detached from
Agent's report.)

Catalogue No. 268

File No. 1578

2666 Trinity Street

291 W¹/₂ Hastings Townsite

ADJUSTMENTS

As of November 8, 1943.

53 days to go

Debit purchaser

53/365 x \$ 64.93 taxes for 1943 \$ 9.43

53/184 x \$ 7.00 water July to Dec. 2.01

7/72 x \$ 13.75 Insurance premium 1.34

Ex. 15/7/44

Registration fees on Deed. \$2200.00 8.65

Total debits

\$ 21.43

Credit purchaser

Proportion rents for month of Nov. 22/30 x \$23.75 \$ 17.42

Total credits

\$ 17.42

Total debits

21.43

Total debit due from purchaser

\$ 4.01

c.c. to E. B. Morgan & Co. Ltd.
& F. W. McBride

No. _____

107446



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY ACT

FORM B

Application for Cancellation of a Charge

Date December 17th, 1943

3. Walter Froth Edmonds

, solemnly declare

that I am [in case of solicitor (Solicitor for _____, and that)]

[in case of agent (of the full age of twenty-one years, that I reside in the Province of British

Columbia, and that I am the duly authorized Agent of Katsu MORINO

and that)] she is entitled to the* cancellation of the following charge, and

I apply for cancellation accordingly.

†(a.) By way of Mortgage.

†(b.) ~~By way of Agreement for Sale~~

†(c.) ~~By way of Lis Pendens~~

†(d.) ~~Judgment~~

†(e.)

65095-L

‡(a.) Registered in Indefeasible Fees Certificate No. _____

‡(b.) Registered in Charge Book, Vol. _____ Fol. _____ No. _____

DESCRIPTION OF PROPERTY TO BE RELEASED.

West ½ of Lot 291, Town of Hastings
(Except portion shown as Lane on
Plan 5826).

DOCUMENTS PRODUCED AS RELEASE.

DATE.	FROM.	TO.	DESCRIPTION OF DOCUMENTS.
1943 22nd November	Eric Audley Burton	Katsu MORINO	Release of Mortgage.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

DECLARED before me this 17th

(Applicant)

Walter Froth Edmonds

day of December, 1943

at Vancouver

British Columbia.

(Full Post-office address).
For mailing notices and documents.

c/o Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

NOTE.—* If "partial" so state here.

† Strike out clauses not applicable. Use (e) for Charges not provided for.

‡ Fill in reference, and strike out clause not applicable.

1578

January 6, 1944.

Mrs. Katsu MORINO,
Registration No. 00108,
Grand Forks, B. C.

Dear Madam:

Re: Catalogue No. 266
2666 Trinity Street
291 E. Hastings Terrace

Please be informed that 2666 Trinity Street has been sold
as of November 8, 1943 for the sum of \$2200.00 which is equal to or in
excess of the value attached to these premises by an independent appraiser.

Morts, 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	\$ 2,200.00	
Less Real Estate Agent's commission @ 5%		\$ 110.00
" Payment of mortgage		<u>846.71</u>
	<u>956.71</u>	\$ 956.71
Net credit to your account	<u>\$ 1,243.29</u>	

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

CP:ED

c.c. to B. C. Security Commission
(for your information)

1578

January 6, 1944.

E. B. Morgan & Co. Ltd.,
402 W. Pender Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 268
2666 Trinity Street
291 St. Bastienne Terrace

Sale of property catalogued as number 268 has been completed by delivery of title to the purchaser. We enclose commission cheque for \$110.00 representing 5% of the sale price payable to your order.

This sale was brought about through the introduction of the purchaser by F. W. McBride, 463 E. Pender Street, with whom please make any commission adjustments which may be indicated. A courtesy copy of this letter is sent to the agent last named.

Yours truly,

George Peters,
Administration Department.

GP:EB

c.c. to F. W. McBride,
(for your information)

Catalogue No. 268
File No. 1578
2666 Trinity Street
Lot 291 W¹/₂, H. T.

Receipt of Certificate of Title No. 95143-L is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the sale
to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of London Guarantee & Accident Company
Ltd. policy No. 556105 together with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 7th day of January 1944.

Antonio Federico

1576

January 6, 1944.

Mr. Antonio Frederico,
752 E. Pender Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 266
2666 Trinity Street
291 W. Hastings Terminal

Title to 2666 Trinity Street has now been received in your name and is ready for delivery to you. Assignment of the relevant insurance policy is also ready for delivery and you should cause this to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of date as shown by the enclosed sheet have been calculated and a balance of \$4.01 is charged to you.

Will you please be good enough to call at this office at your early convenience to conclude this matter after which title will be delivered.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 2

c.c. to E. B. Morgan & Co. Ltd.
& P. W. McBride.

1578

April 10th, 1945.

Mrs. Katsu MORINO,
Registration No. 00108,
GRAND FORKS, B.C.

Dear Madam:

We have your letter of the 4th instant
informing us that you stored at 235 Powell St.

2 large trunks and
3 large boxes.

The tenants informed us that nothing was
left in the building.

Please inform us with whom you left these
packages, so that we may investigate the whereabouts of
same.

Yours truly,

G. B. Spain
Protection Department

BS:LEM

1578

Sept. 4/45

Mrs. Katsu MORINO,
Registration No. 00108,
P. O. Box 12,
GRAND FORKS, B.C.

Dear Madam:

We have your letter informing us that you left
your trunks and boxes with Mr. Tetsuzo MATSUMIYA of 235 Powell
Street.

As advised on April 10th, 1945, we could find
no trace of your things at 235 Powell Street.

Mr. MATSUMIYA has been repatriated to Japan and
we are therefore unable to interrogate him and enquire what he did
with your trunks and boxes.

Yours truly,

G. B. Spain
Protection Department

GBS:LEM

OSCAR PENNOYER

Grower

Vegetable and Flower Seeds

Phone 102R

P.O. Box 37

Grand Forks, B.C.

Sept. 15th. 1945

Dept. of the Secretary of State,
Office of Custodian,
506 Royal Bank Building,
Vancouver B.C.,

EVACUATION SECTION	
Rec'd	SEP 19 1945
File No.	1578
Ans.	<i>Spain</i>
Referred	<i>Spain</i>

Dear Sirs:-

Your File No 1578
Attention Mr. G.B. Spain

I have before me yours of the 4th. inst. addressed to Mrs. Katsu Morino of Grand Forks, who has appealed to me for assistance in an endeavor to locate some trunks and boxes which she left in Vancouver when they were ordered to leave in 1942.

In your letter you refer to Mr. Tetsuzo Matsumiya at 235 Powell Street and that this man has been repatriated to Japan, this apparently is in error as this man lives in Grand Forks with Mr. & Mrs. Morino, you probably were referring to Mr. Tetsuzo Matsumoto who lived at the same address and who I am informed has been sent back to Japan.

It seems to me that while Mrs. Morino has been advising you that her effects were left at 235 Powell Street that they were subsequently moved from there and placed in storage by an agent of your authority, as she has the following letter signed by Mr. G. L. Salter as Agent for the Custodian, who is of the firm of Shaw, Salter & Plommer, Charterer Accountants, letter dated June 19th. 1942,

"We have been requested by the Custodian to advise you to pack your belongings and crate and label them with your name and to advise us when you are evacuated so that we can make arrangements to have them stored. It will not be necessary for you to rent a room at 235 Powell St. for storage purposes."

It seems to me that since these trunks and Boxes contained only personal effects such as clothing which she is badly in need of at the present time, that there should be no difficulty in locating them in the storage with the other Japanese effects which have been under your care and direction, I would therefore appreciate very much if, with the above further information, that another attempt be made to locate these effects and Mrs. Morino be so advised.

Yours very truly

O. Pennoyer

October 31st, 1945.

Mrs. Katsu MORINO,
Registration No. 00108,
P. O. Box 12,
Grand Forks, B. C.

Dear Madam:

Re: Cat. Number 268,
2666 Trinity St., Vancouver, B. C.,
W. 291/ Twon of Hastings ex.
portion for lease plan 5826.

Please be informed that the above property has been sold as of November 8th, 1943, for the sum of \$2,200.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

Geo. Peters,
Administration Department.

GP:O'B
Encl.

STATEMENT RE SALE OF:

Name: MORINO, Etsu

Catalogue No: 148

File No: 1778

Street Address: 2666 Binity

Reg. No. 08178

Legal Description: Vancouver, B. C.
S 1/2 241/Town of Hastings
ex. portion for line plan 1226

Date of Sale and Adjustments November 11, 1943

Sale Price

2,210.00

Real Estate Agents Commission

110.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

4.50

Encumbrances:

Unpaid VendorMortgage

814.71

Arrears of TaxesOther charges

Adjustments:

Fire Insurance

1.34

Taxes

9.43

Water

2.71

704.21

2,210.00

Net Proceeds credited to your account

1,498.77

Date: ... October 11, 1943

Compiled by: ... George

1578

March 1, 1946.

Mr. Oscar Pennoyer,
P. O. Box 37,
GRAND FORKS, B.C.

RE: Mrs. Katsu MORINO, Reg. No. 00108

Dear Sir:

With reference to your communication of September 15th and 23rd regarding trunks claimed by the above noted person, we have been in communication with Messrs. Matsuniya and Nose and as a result of an exchange of correspondence, we have found a considerable quantity of boxes, trunks, etc. in a locked compartment in the rear of 235 Powell St.

We have written to Mr. Matsuniya requesting him to supply us with full particulars, as the boxes appear to be marked with the names of many people, and it was noticed the name MORINO was discovered there.

We hope to be able to write to you and clear up this long outstanding matter in the near future.

Yours truly,

G. B. Spain
Protection Department

GBS:LEW

File # 1078

May 20th 1946

Mrs JT - MORINO

1 Large Box

1 Small "

Shipped To -

"Collect"

GRAND FORKS

B.C.

Received By
Country Freight
for