

1612

POWELL ST.
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: **KAZUTA, Sentaro**

HOME ADDRESS: **5284 Victoria Drive, Vancouver, B.C.**

REGISTRATION NUMBER **02658** SEX: **Male** AGE: **52**

OCCUPATION: **Gardner.**

(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.**

NAME OF WIFE OR ~~HUSBAND~~ **Sumiko, 43**

ADDRESS OF WIFE OR ~~HUSBAND~~ **5284 Victoria Drive, Vancouver, B.C.**

NAMES OF ANY LIVING CHILDREN: **None.**

ADDRESS OF CHILDREN: **None**

AGE OF CHILDREN: **None.**

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

1. LOCATION AND DESCRIPTION **1- Lot same address as above, 50 x 120 Certificate #70583 I. Reg. Vol. 247. Plan 1700.**

2. BUILDINGS AND OTHER IMPROVEMENTS: **1 Story building. Shingle roof. & Basement, Woodshed.**

3. INSURANCE (Give particulars; state where policies are) **\$1500.00 on house. Bankers & Traders Insurance Company, Ltd. of Sydney, Australia. Local Agents F.W. McBride, 465 Pender St. East, Vancouver, B.C. Policy in owners possession**

4. TAXES (Amount and where payable) **\$70.00 City Hall Vancouver, B.C. \$10.00 per month. \$200.00. Has been agreed with Collector to pay**

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

None.

6. OCCUPANCY AND LEASES (If vacant, so state) **Not Vacant, Mrs. Kazuta living there.**

2613

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

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None.
2. LANDLORD'S NAME AND ADDRESS: None.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None.
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)

1- \$50.00 victory Bond 1951. Series K-4 # H487238.in owners possession.8. BANK ACCOUNTS: Bank of Montreal, Main & Hastings St. Vancouver, B.C.
about \$90.00 on deposit.9. LIFE INSURANCE: Prudential Insurance Co. of America, Standard Bank
Vancouver, B.C. Policy #80896513 \$530.00 and # 112372032 \$500.00.
both payable to his wife. Sumiko Kazuta. Policies in owners Possessio10. 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 23rd. day of March. 1942.(Signature) S. KazutaJ. B. Burdwell

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE August 19/83

Our File No. 1612

Full Name KAZUTA, Sentaro
(Surname in Block Letters)

Registration No. 02658

^V
Male - Female
(Check)

Age May 7/1889

Former Address 5284 Victoria Drive, Vancouver, B.C.

Date Evacuated 23/3/42

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

Present Address 11 Mile Camp, Hope End, B.C.

^V
Married - Single July 7/47
(Check)

605/16 900 Beaton St. Toronto Ont
info to Mr. Chiffa, R.R. 1, Todmorden, Ont.
Name of Wife (KODANI) Sumiko #05760

Name of Husband _____

Name of Mother (JAPAN)

Name of Father (Japan)

Names of Children under 16 _____

Requested by G.M.

Registered with Custodian yes
(Yes or No)

Additional Information House & Property. Truck-Gardener

REAL PROPERTY SUMMARY

File 1612

JAPANESE NAME: Sentaro KAZUTA - - Reg. No. 02658.

CATALOGUE NO: 283.

PROPERTY ADDRESS: 5284 Victoria Drive, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 3, Block 1 of Blocks 7 and 8, District Lot 394, Group 1, New Westminster District, Plan 1700.

TITLE: In the name of Sentaro KAZUTA.

ENCUMBRANCE: Vesting 34716 - 16th August 1942.

ASSESSED VALUE: 1943 -
Land \$750.00
Improvements 1300.00 Total \$2050.00 Taxes \$72.91.

CLASSIFICATION: Urban residence. 1 storey frame bungalow 36 x 24 feet with 4 rooms and basement 12 x 29 feet, with private entrance to the basement. Foundation on basement floor, concrete. Basement used as dressmaking shop. Standard plumbing, no furnace.

HISTORY OF ADMINISTRATION: Rented by the owner to Clifford FALCONER on a monthly basis at \$23.00 per month. FALCONER occupied these premises during control by the Custodian, and the total rental received was \$322.00.

SOLD: To Joseph GEMMELL as of November 2nd, 1943 for \$1800.00. Approval of Advisory Committee not on file.

FUNDS: Released to the credit of Sentaro KAZUTA, sale price \$1800.00, plus rental from FALCONER \$322.00, total \$2122.00; less commission on rentals \$16.00, sundries \$15.95, repairs \$4.90, Certificate of Encumbrance \$1.00, taxes \$355.94, registration fee \$11.35, appraisal \$5.00, advertising \$4.00, commission on sale \$90.00, closing adjustments \$15.00, total \$519.14. Net amount released \$1602.86.

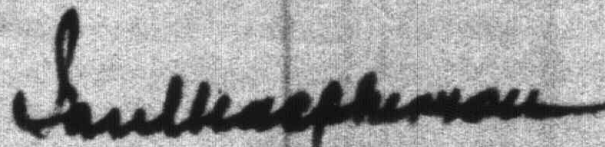
TITLE: C. of T. number 95316-L delivered to and receipt acknowledged by Joseph GEMMELL on the 28th January 1944.

OLD C. OF T. NO. 70583-I: In the possession of Mrs. Sentaro KAZUTA.

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

DATED August 15th, 1946.

IN:ML



FIRE INSURANCE SUMMARY

File 1612

Re: Sentaro KAZUTA

Reg. No. 02658.

The dwelling was insured in the Bankers and
Traders Insurance Company, policy 32-28076 in the
amount of \$1500.00 expiring on the 3rd December
1944. This policy was transferred to Joseph SHANELL,
the purchaser, on the 18th December 1943, and receipt
thereof acknowledged by him on the 28th January 1944.

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

Sullivan

DATED August 15th, 1946.

IM:ML

KAZUTA, Sentaro

1612

Presidential Pension
Receipt Book
- can follow

SUMMARY OF LIABILITY

August 21, 1946

File 1612

Re: Satoru KASUYA (Mr.)
Reg. No. 02658.

This file reveals no claims against the above Japanese
person.

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

E. Robertson
E. Robertson.

SUMMARY OF PERSONAL PROPERTY

File 1612

August 21, 1946

Re: Sentaro KAZUTA (Mr.)
Reg. No. 02658

Chattels:

In his JP form dated March 23, 1942 this Japanese person declared that he had no chattels in the protected area in British Columbia. Chattels, however, were declared by his wife, Sumiko KAZUTA, Reg. No. 05760, and have been dealt with on her file, number 9385.

Specified Articles:

A Radio, Philco No. 37-3650 A, was surrendered to the R. C. M. P. under date of March 10, 1942 (No R.C.M.P. sheet on file but this information contained in letter on file dated Dec. 18/42). This Radio was sold with other household effects to the tenant of the real property, 5284 Victoria Drive, and the proceeds credited to the wife's account, namely 9385. (See Supplementary Summary attached).

Life Insurance:

Mr. Kazuta declared the following life insurance policies: Prudential Insurance Co. Policy No. 80896513 - \$530.00, and No. 112372032 - \$500.00, both payable to his wife, Sumiko Kazuta, and stated these policies were in his possession. The premiums on these policies, together with the premium on his wife's policy, Prudential No. 101396652 (declared by wife in her JP form) have been paid from Sentaro Kazuta's account up to July 17, 1945.

Bonds:

This Japanese person declared a \$50.00 Victory Bond, 1951, Ser. K-4, #H 487238 as being in his possession. No action regarding this bond has been taken by the Custodian.

On November 19, 1945, this office purchased for the account of the above Evacuee \$500.00 Ninth Victory Loan Bonds, which are held in safekeeping by the Custodian. This Bond, together with the balance of funds standing to his credit with this office, is being remitted to Sentaro Kazuta within a few days. *Forwarded through Royal Bank as per our letter of Aug 27/46 on file*

Bank Account:

Declared by Sentaro KAZUTA in his JP form: "Bank of Montreal, Main & Hastings St., Vancouver, B. C., about \$90.00 on deposit". No action regarding this bank account has been taken by the Custodian.

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.

MEMORANDUM

June 28th, 1943.

To: File 1612

From: Specified Articles Department

Re: KAZUTA, Sentaro - Reg. 02658

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	Philco Radio, No. 37-3650-A. Code 121.	\$ 30.00

Released to Mrs. C. Falconer, 5284 Victoria Rd.
on Dec. 18/42 as per Mr. Kazuta's request on file #1612

*Arrangements made by Kazuta to sell Radio
to Mrs. Falconer 10/7/44*

This radio was sold to the tenant of the real property, 5284 Victoria Drive, Vancouver, together with a Chesterfield Suite and Writing Table, all for the sum of \$105.00, as per letter on file 9385 (Sumiko Kazuta, wife) dated July 6, 1944. The above amount of \$105.00 was received by the Custodian on July 8, 1944 and credited to the wife's account, 9385, on which file all chattels have been dealt with.

E. Robertson
August 21, 1946
ER

EB

1612

File No. _____

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

NAME: Kazuta, Sentaro

ADDRESS: 5284 Victoria Drive

REG. No. 02658

Real Estate and Personal Property

1. Location: 5284 Victoria Drive--private dwelling, South Vancouver District --on car-line.
2. Owner: Kazuta, Sentaro
3. Property: one-storey, frame, shingle roof, bungalow, 4 rooms, and bathroom, cement basement, no furnace. Part of basement improved and used as dress-making shop. Value of house and lot say--\$1400.00.
4. Personal: Household goods and furniture, garden tools, etc., Two Singer Power sewing machines, and electric irons, value--say--\$500.00 for everything. No detailed inventory was taken as inventory could change from day to day as long as the wife lives there and has control of the property.
5. Insurance: \$1500.00 on house, see form 'JP'
6. Liabilities: Taxes in arrears about \$200.00, has been paying \$10.00 per month.
7. Recommendation: That Mrs. Kazuta be allowed to carry on dress-making until evacuated, and then sell house, furniture and equipment.

E.T. Summers/H.

The Canada Permanent Trust Company.

Per *E.T. Summers*

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 6841
CROSS
A.S.C. SYM EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

File - 1612

751 DUNSMUIR STREET
VANCOUVER, B.C.

5th October, 1943.

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

Dear Sir:-

Re. Catalogue "B" - 283, 5284 Victoria Drive.
Lot 3, Blk 1 - 7 & 8, D. L. 394.

This property is on the North east corner of Victoria Drive and Thirty-seventh Avenue, and is 50x120 feet to a 18 foot lane. The property is level with the street and has an ordinary wire fence on the Victoria frontage and on Thirty-seventh Avenue to the back of the house.

On this a one (1) storey bungalow with basement, 36x24 ft. it contains four (4) rooms and half (½) the basement 12x29 ft. contains a finished room with private entrance under the front verandah. This room is plastered and has a Fir floor. The four (4) rooms on the upper floor consists of living-room, kitchen and two (2) bedrooms all with Fir floors and are all rather small. There is full standard plumbing. The entrance to the basement is from an enclosed back porch. The foundations and basement floor are of concrete but there is no furnace. The exterior of the house is of narrow siding and the paint is only in fair condition. The roof is shingle and will require attention before long.

To the North of the property and occupying the rest of the block there is a woodyard. This detracts from the value of the property as a residence, and in my opinion a fair valuation is \$1700.00.

Yours faithfully,

Loewen and Harvey, Limited.

A. Rout Harvey

Director.

ARE/V.

1612
5284
2nd class
for

5456 Argyle Street,
VANCOUVER, B. C.
September 16, 1943.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
675 Hastings Street,
VANCOUVER, British Columbia.

Dear Sir:

I hereby tender \$1600 on Catalogue #283, Lot 3, Block
1/7 & 8, D. L. 394.

Enclosed find certified cheque for 10%.

Yours truly,

One Hundred &
Sixty Dollars

Florence D Ivory.
T. W. B. Ivory.

TWBI:
Enc.

1700 -

W. H. H. H.
H. H.

1612

Rec'd	
File No.	1615
Ans.	FWB
Referred	

2103 East 33rd Avenue,
VANCOUVER, B. C.
September 27, 1943.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

YB

Dear Sir:

I hereby tender \$1600. on 5284 Victoria Drive.

Enclosed find certified cheque for 10%. \$160.00 ✓

Yours truly,

Joseph Gemmell,
c/o Pemberton Realty Corporation Limited.

Enc.

\$1700.00

J. G. Shears
JMS

1612
REAL ESTATE

INSURANCE

BUILDING LOANS

HOME
INVESTMENTS

547 Howe Street

Phone MARine 2174

VANCOUVER, B.C.

October 4th, 1943.

Custodian of Japanese Property,
506 Royal Bank Building,
Vancouver, B. C.

Gentlemen:

Tender for 5284 Victoria Drive
Custodian File No. 1612
Catalogue No. 283

Enclosed is our cheque for \$120.00, being ten per-cent of the full price of \$1200.00, offered for the dwelling at 5284 Victoria Drive, Vancouver, B. C. Our buyers, Mr. M. Fox and Mr. P. Hollenberg, are quite willing to pay the balance of \$1080.00 in cash if this offer is accepted.

We have notified Pemberton Realty Corp. Ltd., the buyers names, in order to received one half of the commission.

Thanking you, we remain,

Yours very truly,

HOME INVESTMENTS

1700
JR/R
Enc.

Per
[Handwritten signature]

REAL ESTATE

INSURANCE

BUILDING LOANS

HOME
INVESTMENTS

547 Howe Street

Phone MArine 2174

VANCOUVER, B. C.

November 18, 1943.

Dept. of the Secretary of State,
Office of the Custodian,
508 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 283
5284 Victoria Drive.

We are prepared to offer a
revised bid, on behalf of our clients, on the
above-mentioned property for a sale price of
\$1500.00.

We understand it is not
necessary to send any deposit in, until hearing
from you further. We are ready to turn over the
full amount at any time.

Yours very truly,

HOME INVESTMENTS

Per



JR/HS

EVACUATION SECTION

Rec'd NOV 19 1943
File No. 1612
Ans.
Referred *Harrop*

2103 - East. 33 ave
Vancouver.

Office of the Custodian
506 Royal Bank Building
West Granville

Oct 22 1945

File 1612

Re Catalogue No 283
5284 Victoria

EVACUATION SECTION	
Rec'd	OCT 25 1945
File No.	1612
Referred	Shaw

Dear Sir,

May I make an offer of
\$1800. for 5284 Victoria Drive.

Yours Truly
Joseph Gemmell.

1612

October 27th, 1943

Joseph Gemmell, Esq.,
2103 East 33rd Ave.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 283
5284 Victoria Drive

This will acknowledge receipt of your letter of the 22nd instant in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$1800.00.

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

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

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

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

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

Yours truly,

F.G. Shears,
Director.

34
FGB/AN

Catalogue No. 283
File No. 1612
5664 Victoria Drive
3/1/7 & 8/3/94

ADJUSTMENTS

As of November 2nd, 1963 - 99 days to go.

Debit purchaser	
99/365 = \$68.05 taxes for 1963	\$14.23
99/184 = \$ 7.55 water July to December	2.42
24/72 = \$ 7.50 insurance premium (expiry 3/12/64)	2.71
Registration fees on deed - \$1,800.00	<u>7.85</u>
Total debits	\$27.21

Credit purchaser	
Proportion rents for month of November - 28/30 = \$21.85	\$20.36
Rents collected for months of December/January	<u>21.85</u>
Total credits	\$42.21
Less total debits	<u>27.21</u>
<u>NET AMOUNT DUE PURCHASER</u>	<u>\$15.00</u>

STATEMENT RE SALE OF:

Name: **KASUTA, Sontaro**Catalogue No: **283**File No: **1612**Street Address: **5284 Victoria Road,
Vancouver, B.C.**Reg. No: **02658**Legal Description: **3/1/785/794**Date of Sale and Adjustments **November 2, 1943**

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 1800.00
Real Estate Agents Commission	\$ 90.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	

Encumbrances:

Unpaid VendorMortgageArrears of TaxesOther Charges

Adjustments:

Fire Insurance

2.71

Taxes

14.23

Water

2.42

102.50\$ 1819.36

Net Proceeds credited to your account

\$1716.86**February 7, 1946**

Date:.....

George Peters

Compiled by:.....

File No. 1612
Catalogue No. 283
5284 Victoria Drive
3/1/7 & 8/394

Receipt of Certificate of Title No. 95316-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 Bankers & Traders Insurance Company policy No. 32-28076 together with assignment thereof in quadruplicate.

Receipt is also acknowledged of cheque for \$15.00 representing closing adjustments on sale to me of 5284 Victoria Drive.

Dated at Vancouver, B. C., this 28th day of January, 1943.4

Joseph Gummell

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

Dear Sirs:-

Re: 5284 Victoria Drive

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

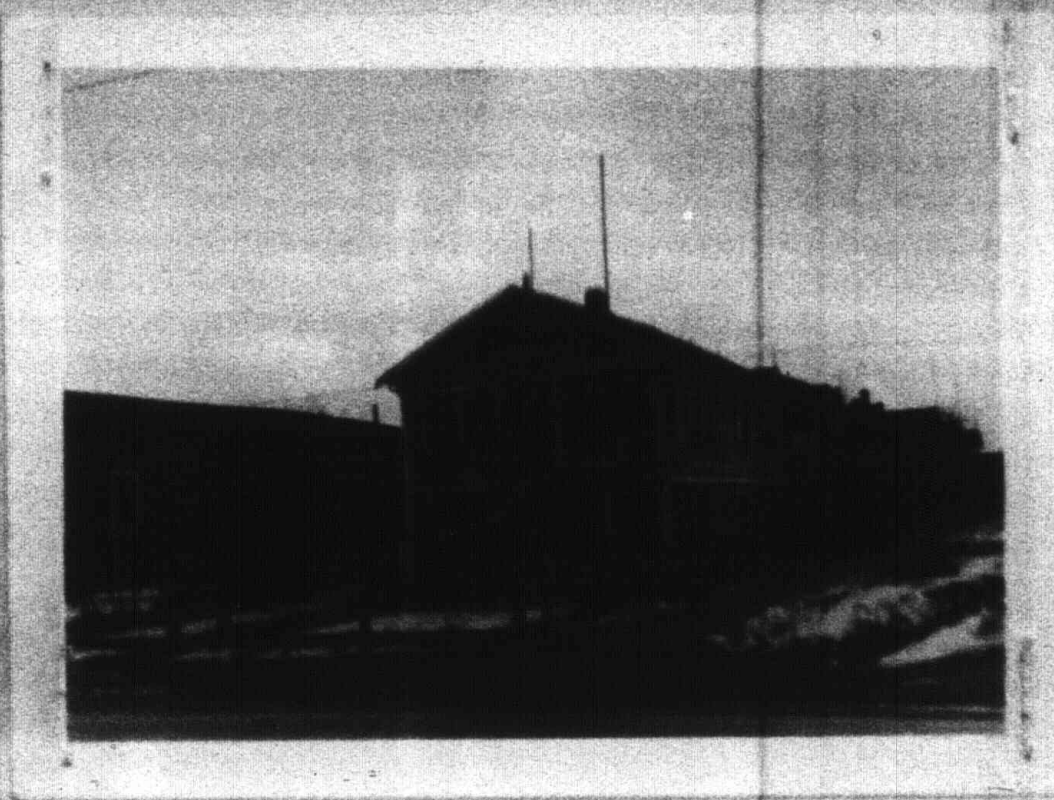
Joseph Gemmell
Signed

FILE 1612

B. Kasuka

5284 Victoria Drive

10th Feb. 1943



File No. 1612

December 4, 1942.

MEMORANDUM TO THE FILE

Mrs. Falconer, the tenant, called. She mentioned she is holding all the chattels and that a list signed by her and Kasuta was handed to Pemberton. Mrs. Falconer further mentioned that Mrs. Kasuta has agreed to allow her to take delivery and care for her radio set now in the hands of the RCMP.

I have requested Mrs. Falconer to write Mrs. Kasuta and have this confirmed in writing, and to obtain from Mrs. Kasuta at the same time the RCMP receipt for the radio. On receipt of such documents, we can facilitate surrender of the radio set to Mrs. Falconer.

Geo. B. Spain

GRS:JS

December 15, 1942.

Dept. of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:

I wish to put my radio into the hands
of Mrs. C. Satomura, 5284 Victoria Road,
of your city. Will you please do so?

Yours very truly,

S. Hazuta

File No. 1612

January 4, 1943

Mr. G. D. Milcom, Administration Dept.
Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Bldg.
Vancouver, B. C.

JAN 6 1943

1612

Milcom

Dear Sir:

We received your letter of December
28, 1942.

A few days before I left Vancouver,

(October 9) an agent from your department
came and made out the papers with
regard to my property. With the monthly
rent, I asked them to pay the weekly
insurance premiums, the water rates,
Famberton's Commission, and the balance
to be paid to land taxes. There are some
tax arrears, and I wish to have them paid
first.

I regret to state that you have not
carried out my wishes. I received a
notice from the Prudential Insurance
Company that you have not paid the
premiums of policies #80896513, 101396652,

112 372032. Due to this fact, these policies have lapsed. I am writing the company at the Standard Bank Bldg., 510 Hastings Street, of your city, stating the reasons why the premiums have not been paid. I am also writing to Femberton's, asking them to pay the back premiums.

I notice that you have received only one month's rent. Since I received the rent of October, you should have collected two month's rent, November and December. I also note that you have deducted the water rates of \$8.40. I have already ^{paid} them from July 1 to December

31, 1942.

We hope to hear from you soon as you
have checked these matters up.

Yours truly,

S. Kazuta
Registration # 02658

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

January 8th, 1943.

EVACUATION SECTION	
Rec'd	JAN 9 1943
File No.	1612
Ans.	for
Referred	Milson
Out to 11	

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

Re: S. KAZUTA, File 1612

Dear Sirs:

Attention Mr. Milson

Enclosed is a letter received from Mr. Kazuta in connection with his property.

When this property was turned over to us, no mention was made of the insurance and we have no further particulars in this connection.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

GHJ:BC
Enc.

[Signature]
Rental Department.

January 4, 1943.

Mr. G. H. Johnston,
Pemberton Realty Corp. Ltd.
418 Howe Street,
Vancouver, B.C.

Submitted to

EXCISE SECTION	
DATE	JAN 9 1943
FILE NO.	
SER.	
REGISTERED	Molson

unpaid m

Dear Sir:

I received a letter from Mr. G. H. Johnston, Office of the Customs, with the statement with the property. A few days before I left Vancouver (October 9) an agent from their department came and

made out the papers. With the monthly rent, I asked them to pay the weekly insurance premiums, the water rates, Pemberton's Commission, and the balance to be paid the land taxes. There were some tax arrears and I wish to have them paid first.

I notice that you have received only one month's rent. Since I received the rent for October, you should have collected two month's rent, November and December. I note also that you have deducted the water rates of \$8.40. I have already paid them from July 1,

to December 31, 1942. I paid them on September 2, just before the discount period ~~of~~ Sept. 3. Less the discount of \$.85, I paid the net amount of \$ 7.55.

I received a notice from the Prudential Insurance Company that you have not paid the weekly premiums of policies #80896513, 101896652, 112372032. Due to this fact these policies have lapsed. I am writing to the company at the Standard Bank Bldg., 510 Hastings Street of your city, stating the reasons why the premiums have not have been paid. It is paid up to October 27. I

would like you to make arrangements to
have them reinstated. Instead of the
weekly payments, will you please pay
them by the month?

We hope to hear from you as soon
as you have given your immediate
attention.

Yours truly,

S. Hazuta

1612

January 11, 1943

Mr. Sentaro KAZUTA,
Reg. No. 02658,
Hope, B. C.

Dear Sir:

We are in receipt of your letter of January 4th in connection with what you state were your arrangements with the Pemberton Realty Corporation and we are today in receipt of advice from them that they have no knowledge of your arranging with them to pay the premiums on your Life Insurance policy. We might also state that no such arrangements were made with the Custodian.

At the present time your taxes are \$247.81 in arrears and the City of Vancouver have advised us that they have not made any arrangements with you in regard to paying them \$10.00 per month.

The Custodian does not approve of using the revenues from this property to pay your Life Insurance premiums while the taxes are in arrears to such an extent, therefore, we would ask you if it is not possible for you to arrange to pay for the insurance premiums from your other income.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

January 18, 1943.

File No. 1612.

EVACUATION SECTION	
Rec'd	JAN 28 1943
File No.	1612
Ans.	
Referred	M. M. M.

Mr. J. D. Wilson
Dept. of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
606 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

I received your letter of January 11. I am sorry to hear that there was so much misunderstanding with regard to my property. Your representative came last summer and wrote down what I wished to be done. I hope that with this letter it clears the matter up.

I wish to have my water rates, monthly insurance ^{paid} and the rent to be put into the account of taxes. I imagine the tax arrears includes this year's taxes. I hope that you have put the money from the rent you have already collected into the taxes. I have very little means of paying the insurance premiums outside of my property. Will you please endeavor

to pay out of the rent. If it is not possible,
will you please let me know. I hope
that you have my wishes clearly, and
hope that from now on, everything will
go on satisfactorily.

Yours truly,

S. Razuta

Reg. No. 02658

1612

February 11, 1943

Mr. Santaro KAZUTA,
Reg. No. 02658,
11 Mile Camp,
Hope, B. C.

Dear Sir:

Referring to your letter of January 18, we regret that owing to the fact that the arrears of taxes on your property at 5284 Victoria Drive amount to \$247.81 as at December 31st, 1942, we are unable to make any payments on your insurance premiums from the revenues of the property.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

1612

REGISTERED

Oct. or 15th., 1943

Mrs. Florence D. Ivory,
5456 Argyle St.,
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 2-3,
5284 Victoria Drive

Your letter of the 15th instant, enclosing cheque for \$160.00 and offer to purchase 5284 Victoria Drive for the sum of \$1600.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1700.00.

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

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.G. Shears,
Director.

FGS/AN
ENC.

Don't

1612
REGISTERED

October 14th, 1943

Home Investments,
347 Howe St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 283,
5284 Victoria Drive

Your letter of the 4th instant written on behalf of a client enclosing cheque for \$120.00 and offer to purchase 5284 Victoria Drive for the sum of \$1200.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1700.00.

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

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.G. Shears,
Director.

FOS/AM
EACL.

1612

REGISTERED

October 17th, 1943

Joseph Sennell, Esq.,
2103 East 33rd Ave.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 283,
5284 Victoria Drive

Your letter of the 27th instant enclosing cheque for \$150.00 and offer to purchase 5284 Victoria Drive for the sum of \$1500.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1700.00.

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

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.S. Shears,
Director.

FCS/28
ENCL.

34

1612

November 19th, 1943

Hose Investments,
547 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 283
522A Victoria Drive

This will acknowledge receipt of your letter of the 18th November in which you advise that your clients are prepared to revise their former bid and now offer to purchase the above property for the sum of \$1500.00.

This is to advise you that another offer on this property has been recommended for acceptance and we cannot therefore accept your revised offer.

Yours truly,

F.G. Shears,
Director.

FGS/AF

File No. 9385 + 1612.

Vancouver, B. C.
January 19, 1944.

Mr. P. H. Russell, Administration Dept.
Dept. of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JAN 25 1944
File No.	9385 + 1612
Ans.	Spencer
Referred	to the

9385 on 1612 Spencer
Mr. Green

Dear Sir:

My wife received a letter from you
sometime ago, stating that our house was for
sale. I am against the idea of selling the
house. Before my wife left Vancouver, she

left everything in your hands, and what you
asked her to do. You even sent the agent to
see what she would like to be done. She
made no trouble for you, even went to see
that everything was understood between you
first you said that our things would be
protected, and now you say that our house
is being sold. Don't you think that the story
differs each time? Aren't you being selfish. If
you had told us that you were selling our
property, I would have arranged things
accordingly. If you are selling our house
whether I agree to it or not, the least you

Mr. Green

can do is to arrange it so that we can go to
Vancouver to make whatever arrangements
are necessary. The main point is what is
going to be done about my personal belongings?
My wife rented the house furnished and
left everything as it was. I wish to collect
my things so you will see to it that I will
get the permit to go to Vancouver. We expect
to hear from you very shortly.

Yours truly,

es Hayata 02658

MEMORANDUM

File Nos.: 1612
9385

February 12th, 1941

To: Mr. Spain
From: Mr. Green

Re: Catalogue No. 283
5284 Victoria Dr.

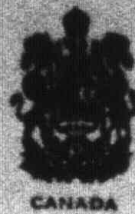
Further to mine of January 12th, it has now been agreed with Mr. Peters that we should not charge any rent for the furniture as the rent for the property is already sufficiently low.

Somebody has already noted the Japanese letter of January 19th and sent the usual form letter instructing them how to apply for shipments. I have added an explanatory note to this under today's date.

It seems to me clear that this furniture was included in the lease in view of the signed statement attached to mine of January 12th. This is confirmed by letter of January 19th. which says, "My wife rented the house furnished". Under these circumstances, I think we should do no moving to storage (unless the tenant vacates in the very near future, and the new owner insists upon our moving) until we hear from the Japanese what they require shipped.

RFG:IF

DEPARTMENT OF
LABOUR



EVACUATION SECTION

Rec'd MAR 6 1944

File No. 1612

Ans. 746

Referred

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
VANCOUVER, B.C.,
March 4th, 1944.

Custodian of Alien Property,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: KAZUTO, S. #02658 Tashme

The above has written, enclosing a long list of goods asserted to be in their former home at 5264 Victoria Road, which they have instructed Mr. and Mrs. Zurwick of 2048 East 37th Ave. to take charge of. As KAZUTO has written you in this regard, I assume you have given your assent. Naturally, this Department would have no objection to any such arrangement for storage of goods belonging to Japanese in Interior Housing Projects. There would be no room for such goods at Tashme.

BRITISH COLUMBIA SECURITY COMMISSION

CWF:FF
c.c. Gen. Files

C.W. Fisher
C.W. Fisher
Transportation

Noted *no objection*
when instructions rec'd.

*Copy of letter
in file 9385*

5284 Victoria Drive,
Vancouver, B. C.
October 8, 1942.

I hereby certify that the following is a list of
furniture left by me for the use of Clifford Falconer,
tenant in my absence:

- 1 Bed complete
- 1 Dresser
- 1 Chest
- 1 3 Piece Chesterfield Suite
- 1 Front room table
- 3 Table lamps
- 1 End table
- 1 Ash Stand
- 1 Kitchen Table
- 1 Kitchen stove (wood & coal)
- 1 Gas plate
- 1 Gas heater
- 7 Kitchen chairs
- 2 Congoleum rugs
- 1 Singer machine
- 2 Cutting tables
- 1 Wall case
- 1 Rack stand
- 3 Small Tables
- 1 Warming Stove
- 1 Settee
- 2 Mirrors
- 1 Paperhanger
- 5 1 Gallon jars
- 1 Treatment lamp

Garden Tools:

Lawnmower, 2 shovels, rake, hoe, wheelbarrow,
scissors, 1 sprayer, bamboo rakes, 2 hoses

2 Trunks of sundry articles
Several cartons sundry articles

This list accepted as correct.

(Signed) Mrs. Clifford Falconer
(Signed) Mrs. S. Kasuta

October 8, 1942.

1612 ✓
9385

June 28, 1944.

Mr. C. J. Falconer,
5284 Victoria Drive,
Vancouver, B. C.

Dear Sir:

We have a communication from Mrs. Sumiko KAZUTA requesting release to you of the following

1 3 Piece Chesterfield Suite
1 Philco Radio
1 Oak Writing Table

for the sum of \$105.00. We are prepared to grant this release provided payment for these chattels is made to this office.

We should be obliged if you will kindly inform us when it will be convenient for us to send the truck to remove the balance of Mrs. KAZUTA's chattels entrusted to your care. It will be satisfactory if you telephone Pacific 6131 and advise Mr. Green or Mr. Spain.

Yours truly,

Geo. B. Spain

Protection Department.

GBS/pls

Techon, B.C.
July 10, 1944

The Custodian's Office
506 Royal Bank Building
Vancouver, B.C.

EVACUATION	
Rec'd	30 6/2 1944
File No.	8778(83)
Ans.	Wilson
Referred	

Dear Sirs:

My insurance premiums for policies #10896513, 112372032, 101396652, were due on June 16. Please pay these premiums from the money you will receive from Mr. C. Tateover on the sale of radio, etc. We will pay you the sum of \$109.00 at the end of this month.

Please pay 1 year's premiums, also from this money. I have written the Prudential Insurance Co. that you will pay them the premiums due, plus the year's premiums.

Enclosed please find the notice and the Premium Receipt Book

Yours truly,

S. Kazuta

File 1612 /
9385

July 31, 1944.

MEMORANDUM

To: The File
From: Mr. Spain

Re: Sentaro KAZUTA
5284 Victoria Drive

Under arrangements made ^{by} between Mrs. Kasuta on her visit to
Vancouver last week, all remaining chattels were removed from the
above address to Willard's Auction room where they were sold.

W. H. Spain

GBS/MAC

*Noted
off*

1612
9385

Spain
new number
PA 1494
Suite 3
1234 Robinson st
Mr. C. J. Falconer,
5224 Victoria Drive,
Vancouver, B.C.

August 25th, 1944

Dear Sir:

Re: Sintero KAZUTA

On removal of the chattels belonging to Mr. Kasuta, we did not receive the undermentioned articles from you, nor can we trace what happened to them. We are anxious to know if they were overlooked by our truckers and if you still have them in your possession, failing which, you might be able to explain their absence.

- 1 Bed Complete
- 3 Table Lamps
- 1 Gas Plate
- 1 Warming Stove
- 1 Settee
- 2 Mirrors
- 5 1-gallon Jars
- 1 Treatment Lamp
- 1 Lawnmower
- 2 Shovels
- 1 Hoe
- 1 Rake
- 1 Garden Shears
- 1 Sprayer
- 2 Hoses
- 1 Bamboo Rake

See file
9385
for auction
results.

Pacific 6131.

Would you please telephone to the writer at

Yours truly,

GBS/MHC

Geo. B. Spain,
Protection Department.

1612

October 3rd, 1944

Mr. Santaro KAEUTA,
Registration No. 02638,
Tashme, B.C.

Dear Sirs

We have your letter of the 15th instant *ultimatum*
regarding chattels left at 5284 Victoria Drive. We moved
everything from this address and sold the articles at pub-
lic auction.

Many articles were missing, however, and
we communicated with Mr. C. J. Falconer, requesting an explana-
tion. We now have his reply, as per copy attached.

If you wish to write to him on the subject
his new address is given below.

Yours truly,

GBS/MEB
encl.

Geo. B. Spain,
Protection Department.

Mr. C. J. Falconer,
Suite 3, 1234 Robson St.,
Vancouver, B.C.

File No. 1612.

Vancouver, B.C.
October 12, 1944

Mr. E. B. Spain, Protection Dept.
Dep't. of the Secretary of State
Office of the Consul General
506 Royal Bank Bldg.
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 13 1944
File No.	1612
Ans.	Spain
Referred	Spain

Dear Mr. Spain:

Thank you for your letter dated October 3. I have written Mr. C. J. Flemer today in regard to the gas heaters, and have asked him to pay you upon receipt of my letter. I think that you will hear from him soon.

Sincerely yours,
S. Kanata
Reg. No. 07658.

1612
9385

March 8th, 1945.

Mrs. Sumiko KAZUTA,
Registration No. 05760,
Tashme, B. C.

Dear Madam:

We are in receipt of your letter of the
2nd instant, and note contents.

We regret that this office finds it
impossible to make any further efforts to locate
Mr. C. J. Falconer and we are, therefore, closing
our file as far as the missing heater is concerned.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

August 27th, 1946

The Royal Bank of Canada,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sirs: Re: Sentaro KAZUTA, Reg. #02658.

Attached please find Dominion of Canada Ninth
Victory Loan Bond No. B0212022 which we would ask you to
kindly forward to Mr. Sentaro Kasuta, Registration No.
02658, at 200 Beatrice Street, Toronto, Ontario.

Your charges in connection with the forwarding
of this bond will be remitted by us as soon as we are ad-
vised of the amount.

Yours truly,

A. G. McArthur,
Administration Department

/ER
attached - \$500.00 Ninth Victory Loan Bond No. B0212022.

RECEIVED:

THE ROYAL BANK OF CANADA
VANCOUVER B.C.

1612

REGISTERED

AIR MAIL

August 28th, 1946.

Mr. Sentaro KAZUTA,
Reg. No. 02658,
200 Beatrice Street,
Toronto, Ontario.

Dear Sir:

We have for acknowledgement your letter of August 5th requesting the balance of your funds with this office, and now enclose Custodian cheque in the sum of \$1023.32, which represents your entire credit with the Custodian.

The \$500.00 Ninth Victory Loan Bond purchased for your account in November 1945 and held in safekeeping by this office is being sent to you direct by the Royal Bank of Canada.

A statement of your account is enclosed herewith, showing a credit balance of \$1023.32, the amount of the cheque enclosed.

On looking through your file we find that we wrote to your wife, Sumiko Kazuta, on November 12th, 1943 requesting her to send to us Certificate of Title No. 70583 I relating to the property situate at 5284 Victoria Drive, Vancouver, B.C. Since we do not appear to have received this title and since the ownership of this document is in the Custodian, we now ask you to send it to this office without further delay. A stamped and addressed envelope is enclosed for your convenience in replying.

When replying, kindly acknowledge receipt of the enclosed cheque, together with the Bond sent through the Bank. Your bond is now held at the Royal Bank, Main Branch, Toronto.

Yours truly,

A. G. McArthur,
Administration Department

/ER

Enc.-Custodian cheque \$1023.32
-Return Envelope
-Statement