

1676

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

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

PERSONAL INFORMATIONNAME: KIMURA, IwaoHOME ADDRESS: 2129 Pine St., Vancouver, B. C.REGISTRATION NUMBER 08666 SEX: Male AGE: 24OCCUPATION: Millhand

(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: Johnson Sash & Door, foot of Main St., Marpole, B.C.MARRIED? noNAME OF WIFE OR HUSBAND: noneADDRESS OF WIFE OR HUSBAND: noneNAMES OF ANY LIVING CHILDREN: noneADDRESS OF CHILDREN: noneAGE OF CHILDREN: none**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Northerly $\frac{1}{2}$ of Lot 11 and 12 lying north of Vancouver and Lulu Island Railway as shown on plan 1137, Block 268, D. L. 526, Group 1, N. W. D. plan 590.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 room frame house, 1 garage on the above property at 2129 Pine St., Vancouver, B. C.

3. INSURANCE (Give particulars; state where policies are) \$1500.00 fire insurance held by Sun Life Assurance Co., who are the vendors of this property under Agreement of Sale. Policy held by the Sun Life.

4. TAXES (Amount and where payable) Taxes paid by Sun Life under Agreement of Sale clause, with the Declarer.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$600.00 balance due the Sun Life Assurance Co., under Agreement of Sale dated March 1, 1940.

6. OCCUPANCY AND LEASES (If vacant so state) none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Vancouver Land Registry Office
under No. 16541-M.
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: 7 room frame house at 2129 Pine St.,
Vancouver, B. C.
2. LANDLORD'S NAME AND ADDRESS: declarant.
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:
Personal effects at 2129 Pine St., Vancouver, B. C.
Furniture in the declarant's residence is owned by his mother,
Masano Kimura.
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: 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)
none
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: none
10. INTEREST IN ANY ESTATES OR TRUSTS. none
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none
2. TRADE DEBTS: none

REMARKS: 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)

David Kinney

Edmond
Witness

FOR DEPARTMENTAL USE

P. D. 4/3/43

INFORMATION FROM R.C.M.P.

Date April 2nd, 1943

Our File No. 1676

Full Name KIMURA, Iwao
(Surname in Block Letters)

Registration No. 08666

Male - Female
(check)

Age Jan. 16, 1918.

Former Address 2129 Pine Street, Vancouver, B. C.

Date Evacuated August 25, 1942 Naturalized - Canadian-Born - National
(check)

Present Address 73 Guilbault Avenue, Montreal 18, P. Q.

Married - Single
(check)

Name of Wife -----

Name of Husband -----

Name of Mother (Nee) YASUDA, Masano-04937

Name of Father SetsuFumi (Deceased)

Names of Children under 16 -----

Requested by G. M.

Registered with Custodian (Yes or No)

Additional Information Millhand.

REAL PROPERTY SUMMARY

JAPANESE NAME: Iwao KIMURA - Reg. No. 08666

File No. 1676.

CATALOGUE NO: 176.

PROPERTY ADDRESS: 2129 Pine Street, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Northerly half ($\frac{1}{2}$) of those portions of Lots 11 and 12, lying North of Vancouver and Lulu Island Railway as shown on Plan 1137, Block 268, District Lot 526, Group 1, New Westminster District, Plan 590.

TITLE: In the name of the Sun Life Assurance Company of Canada.

ENCUMBRANCES: 16541 M - Right to purchase dated 1st March 1940 in favour of Iwao Kimura for \$1400.00 at 6%. Copy on file.

Vesting 36065 - 19th April 1943.

ASSESSED VALUE: 1942 -
Land \$500.00
Improvements 900.00 Total \$1400.00 Taxes \$49.48.

CLASSIFICATION: Urban dwelling - 7 rooms, full basement and hot air furnace and garage.

**HISTORY OF
ADMINISTRATION:**

The owner, before evacuation, requested the Sun Life to act as his agent, collecting and making disbursements for maintenance of the property. This arrangement was approved by the Custodian on the 26th J 1942, with the stipulation that only minor repairs should be made without the authority of the Custodian. The property was rented by the Sun Life to Mr. and Mrs. A.E. England at \$20.00 per month. Repairs to drainage to the amount of \$56.00 were incurred, and the Custodian authorized the agents on the 17th October 1942, to pay half of that amount on the account of the owner. Mrs. England submitted a statement on the 25th March 1944 showing an expenditure for repairs amounting to \$89.00, and asking re-imbusement for a portion of this expenditure. This request was referred to the owner who refused to accept any liability. Mrs. England was notified of the refusal on the 2nd May 1944.

As the amount owing on the Agreement of Sale at the 1st August 1942, was \$538.36, and as at date of adjustment was \$469.59, the net returns from the property during the intervening period was \$178.77. This amount was retained by the Sun Life and applied to the Agreement of Sale account.

J.R. Reed, for the Custodian, reported the valuation of the property on the 7th March 1944 as \$1650.00.

SOLD:

To Margaret Denise Madison for \$1700.00 as at the 14th March 1944. Approved by the Advisory Committee on the 11th March 1944. The balance owing under the Agreement of Sale on the 14th March 1944, was \$469.59, which was paid by the Custodian on the 27th March 1944, and Deed dated the 18th March 1944 from the Sun Life Assurance Co., to Iwao

to Iwao

Kimura, received and registered on the 30th March 1944. KIMURA'S interest was transmitted to the Custodian and conveyed by Deed to Margaret Denise Madison and registered on the 30th March 1944.

FUNDS:

Released to the credit of Iwao KIMURA, sale price \$1700.00, less repair reported after adjustments with the Sun Life \$3.70, valuation fee \$5.00, Certificate of Encumbrance \$1.00, advertising \$4.00, registration fee \$16.15, commission \$85.00, closing adjustments \$8.01, total \$122.86. Net amount released \$1577.14.

TITLE:

C. of T. 99894-L issued 4th April 1944, and was sent by mail to the purchaser on the 12th June 1944 and receipt acknowledged.

OLD C. OF T.
32655-L:

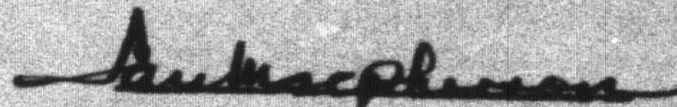
In the Land Registry Office.

PROTEST:

Iwao KIMURA wrote the Custodian on the 25th April 1944, as follows:-
"In regards to your letter of April 10th, 1944 concerning my property at 2129 Pine St. I was greatly shocked to learn the said property was sold without my consent. Before leaving Vancouver I was given Assurance by the custodian that the property would not be sold but kept in your care for the duration. After all that assurance and trust to have the property sold without even a warning is a severe blow!"

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

DATED October 15th, 1946.



IN:NL

KIMURA, Iwao
2129 Pine St., Vancouver, B.C.
Evac. File 1676



Picture Taken May 3, 1943

PERSONAL PROPERTY SUMMARY

File No. 1676

Iwao KIMURA (Mr.) - #08666

November 7, 1947

Chattels:

This Japanese person stated in his JP form that "furniture in the declarant's residence is owned by his mother, Masano Kimura". This is dealt with on the mother's file 12284. (See March 17 & 23/44).

Mr. Kimura declared "personal effects at 2129 Pine St., Vancouver" and it is being assumed that these were taken with him at the time of evacuation as no further reference to purely personal effects is made on file.

Specified
Articles:

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

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 in-
formation on file:

E. Robertson

E. Robertson,
November 7, 1947

*Final funds remitted to this Japanese on Oct. 27/44.
E.R.*

SUMMARY OF LIABILITIES

File No. 1575

Isao KIMURA (Mr.)

Reg. No. 08668

No claims of any kind are revealed on file against the above
Japanese person.

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


E. Robertson,
November 7, 1947.

MEMORANDUM

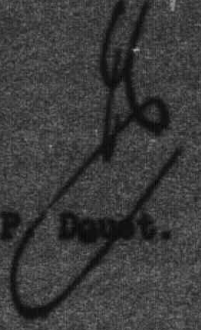
October 30th, 1944.

TO: File No. 1676

FROM: Administration Department

Re: CLAIMS

There are no claims on this file.


P. Deest.

REG.
NO.

08666

NAME

KIMURA, Iwao

FILE
NO.

1676

ASSURED

IWAO KIMURA

COMPANY

Phoenix Assurance
Co. Ltd.

POLICY NO.

129063

AMOUNT

\$1,700.00

PREMIUM

\$7.35

RATE

.55

TERM

3 Yr. June 15, 1944

EXPIRATION

PROPERTY INSURED

\$1,700.00 on the 1 & 2 1/2 story, frame, shingle-
r f private dwelling

LOCATION

Lot 11, Blk. 266, D.L. 526,
2129 Pine Street,
Vancouver, B.C.

LOSS PAYABLE

Sun Life Assurance Co.

INSURANCE AGENT

Osler, Hammond & Nanton, Ltd.

RENTAL AGENT

REMARKS

Transferred to New Owner. 10/1/44

FIRE INSURANCE SUMMARY

File 1676

Re: Iwao KIMURA - Reg. OS666.

October 15th, 1946.

At the date of evacuation the dwelling at 2129
Pine Street, owned by the above was assured in the
Phoenix Insurance Co. Ltd., policy 129053, in the
amount of \$1700.00, expiring on the 15th June 1944. This
policy was held by the Sun Life and was assigned to Margaret
Denise Madison on the 3rd April 1944.

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

D. H. Thompson
DATED October 15th, 1946.

IN:ML

ARTICLES OF AGREEMENT made this First day of March, in the year of our Lord, one thousand nine hundred and forty.

BETWEEN:

SUN LIFE ASSURANCE COMPANY OF CANADA, a body corporate, having its Head Office in the City of Montreal, Province of Quebec, and having an office at 803 Royal Bank Building, in the City of Vancouver, Province of British Columbia, hereinafter called the "Vendor".

OF THE FIRST PART

AND:

IWA0 KIMURA, Millworker, of 1883 West 4th Avenue in the City of Vancouver, Province of British Columbia, hereinafter called the "Purchaser"

OF THE SECOND PART

WHEREAS the Vendor hath agreed to sell to the Purchaser and the said Purchaser hath agreed to purchase of and from the said Vendor the lands, hereditaments and premises herein described, that is to say:- ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as the Northerly half (N. $\frac{1}{2}$) of those portions of Lots Eleven(11) and Twelve (12) lying North of Vancouver and Lulu Island Railway as shown on Plan 1137, Block Two hundred and Sixty-eight (268), District Lot five hundred and twenty-six (526), Group 1, New Westminster District, Plan 590; TOGETHER with all the privileges and appurtenances thereto belonging, at or for the price or sum of fourteen hundred (\$1400.00) Dollars of lawful money of Canada, payable in the manner and on the days and times hereinafter mentioned, that is to say:-

Two hundred (\$200.00) Dollars on the execution of this agreement (the receipt whereof the Vendor doth hereby admit and acknowledge) and the balance thereof, namely twelve

hundred (\$1200.00) Dollars, together with interest thereon from the first day of March, 1940, or upon so much thereof as shall remain unpaid from time to time, at the rate of six (6%) per centum per annum, as well after as before maturity, (which interest shall become due on the first day of March and September in each and every year) shall be payable in the manner and on the days and times hereinafter mentioned, that is to say:-

The Purchaser will pay to the Vendor the sum of Thirty (\$30.00) Dollars on the first day of each and every month commencing the first day of April, 1940, and continuing until the whole of the said purchase price and all interest thereon, and other sums payable by the Purchaser under the provisions hereof have been fully paid. The said sums so paid, if at the time of payment there shall be any interest due under the terms or provisions hereof, and to the extent thereof as shall be necessary to pay all such interest due, shall be credited on account of such interest. The said sums so paid, if at the time of payment thereof there shall be no interest due under the terms and provisions hereof, and also to the extent of any such sums which shall be in excess of the amount of any interest due at the time of such payment, shall be credited on account of purchase price; PROVIDED that if, at any time any such sum is paid, the Vendor shall have paid any sum or sums in respect of taxes or water rates or otherwise whatsoever in respect of the aforesaid lands and premises or under or with respect to this agreement for sale, which shall not have been repaid to the Vendor, then and in any such case the Vendor may, at its option, apply any such sums hereinbefore provided to be paid, or any other sums paid by the Purchaser to the Vendor, or any part of any such sum or sums, on account of any such sums so paid by the Vendor;

PROVIDED FURTHER that if the Purchaser has not made any default in any manner whatsoever under the covenants, terms and provisions hereof, he may, at any time without notice or bonus, pay any sum in addition to the aforesaid monthly sums of thirty (\$30.00) Dollars hereinbefore provided to be paid, and the provisions hereof with reference to the application of the aforesaid monthly sums of Thirty (\$30.00) Dollars required to be paid hereunder shall also apply to the application of any payments made by the Purchaser in excess thereof. PROVIDED FURTHER that the Purchaser, if he is not in default in any manner whatsoever under the provisions hereof and while this agreement remains in force, may at any time pay off the whole of the balance of purchase price then remaining unpaid, together with all interest payable under the provisions hereof, together with all sums which may have been paid by the Vendor in respect of the aforesaid lands and premises or under or with respect to this agreement for sale which shall not have been repaid to the Vendor.

AND IT IS FURTHER AGREED that on default in payment of any instalment of interest, such interest shall at once become purchase price and bear interest at the rate aforesaid, which interest shall be payable from day to day and shall itself bear interest at the rate aforesaid if not paid prior to the next interest due date as hereinbefore provided, it being agreed that all interest, as well that upon purchase money as upon interest, is to be compounded on each due date for payment of interest as hereinbefore provided.

AND IT IS HEREBY AGREED by the Parties hereto in the manner following, that is to say:- The Purchaser doth covenant, promise and agree to and with the Vendor that the Purchaser will well and truly pay or cause to be paid to the Vendor the said purchase money above mentioned, and all sums paid by the Vendor in respect of taxes or water rates or otherwise howsoever in respect of the aforesaid lands and premises or under or with respect to this agreement for sale, together with interest thereon, at the rate aforesaid, on the days and times in manner above mentioned;

PROVIDED ALWAYS that if default shall be made in the payment of any of the aforesaid instalments of thirty (\$30.00) Dollars each in the manner hereinbefore provided, or in the performance or observance of any covenant, proviso, condition or agreement herein contained and on the part of the Purchaser to be performed or observed, the whole of the purchase money shall immediately become due and payable.

IN CONSIDERATION WHEREOF and on payment of the said purchase money above mentioned and all sums paid by the Vendor in respect of taxes or water rates or otherwise howsoever in respect of the aforesaid lands and premises or under or with respect to this agreement for sale, with interest thereon as aforesaid, and upon the performance and observance by the Purchaser of each and every covenant, proviso, condition or agreement herein contained and on the Purchaser's part to be performed or observed, the Vendor doth covenant, promise and agree to and with the Purchaser to convey and assure, or cause to be conveyed and assured to the Purchaser by a good and sufficient deed in fee simple, the hereditaments and premises above described, together with the appurtenances thereto belonging or appertaining, freed and discharged from all encumbrances, but subject to the conditions and reservations contained in the original grant thereof from the Crown, and such deed shall be prepared by the Vendor at the expense of the Purchaser and shall contain the usual statutory covenants.

The Vendor shall have the right at all times and without the consent of the Purchaser, to assign or transferr all its right, title and interest in this Agreement for Sale and in the lands herein described to any person whomsoever.

The Purchaser shall examine the title at his own expense.

The Vendor shall not be bound to furnish any abstract of title, or produce any deeds, declarations or other evidences of title, except those in the possession or control of the Vendor, and copies of the title deeds in the possession of the Vendor will only be furnished at the expense of the Purchaser.

The Vendor shall and will suffer and permit the Purchaser to occupy and enjoy the said hereditaments and premises

until default be made in payment of the said purchase money, or interest thereon, or any part thereof, on the days and times and in manner above mentioned, or in the performance or observance of any covenant, proviso, condition or agreement herein contained and on the part of the Purchaser to be performed or observed; PROVIDED HOWEVER AND IT IS EXPRESSLY UNDERSTOOD AND AGREED that the right of possession hereby given is subject to the tenancy of the present tenant in possession of the said lands and premises; AND IT IS EXPRESSLY UNDERSTOOD AND AGREED that the Vendor does not in any way warrant or guarantee when possession of the said lands and premises will be delivered up by the said tenant. Any rent which may be paid or payable by the present tenant of the said lands and premises, or any other tenant of the said lands and premises, in respect of any period up to the first day of March, 1940, shall belong to the Vendor. Any rent which may have been paid by the present tenant of the said lands and premises with reference to any period after the first day of March, 1940 shall be credited to the Purchaser.

The Purchaser doth covenant and agree with the Vendor that he will, during the currency of this agreement, keep insured against loss or damage by fire in such proportions upon each part thereof as may be required by the Vendor from time to time, all buildings and erections now or hereafter erected upon the said lands, for a sum not less than their full insurable value, in some insurance office or offices to be approved by the Vendor, and pay all premiums and sums of money necessary for such purpose as the same become due, and will, on demand, assign, transfer and deliver over to the Vendor the policy or policies of insurance and receipt and receipts thereto appertaining, and the Vendor may, of its own accord, effect or maintain any insurance herein provided for, and any amount paid by the Vendor therefor shall be forthwith payable to the Vendor by the Purchaser with interest at the rate aforesaid, and shall be added to the aforesaid purchase money and shall be a charge upon the said lands in favour of the Vendor, carrying interest at the rate aforesaid prior to all claims thereon subsequent to these presents.

AND IT IS EXPRESSLY AGREED that time is to be considered the essence of this Agreement, and unless the payments

above mentioned are punctually made at the times and in the manner above mentioned, as often as any default shall happen in making any such payments, the Vendor may give to the Purchaser thirty days' notice in writing demanding payment thereof, and in case any such default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect and the said Vendor shall have the right to re-enter upon and take possession of the said lands and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated damages for the non-fulfilment of this Agreement to purchase the said lands and pay the price thereof and interest, and on such default as aforesaid, the said Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof. The said notice shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office in the Province of British Columbia under registered cover addressed as follows:-

2. Mr B
D.K.

Iwao Kimura, Esq.,
~~1883 W. 4th Ave.~~, 2129 Pine St.
Vancouver, B.C.

In the event of this agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the said Purchaser cancel, remove and determine such registration in the event of default as aforesaid.

PROVIDED, and the Vendor covenants with the Purchaser that while this agreement remains in force and while the Purchaser is not in default in any manner whatsoever under any of the covenants, provises, conditions, stipulations or agreements herein contained, and on the Purchaser's part to be performed and/or observed, the Vendor will, on or before the 3rd day of August in each year, pay the taxes payable in respect of the

aforesaid lands and premises for such year, and will pay the water rates in respect of the said lands and premises when they become due respectively. AND IT IS EXPRESSLY AGREED that all sums so paid by the Vendor shall be added to and form part of the aforesaid Purchase price and shall bear interest at the rate aforesaid from the respective dates of payment thereof until repaid by the Purchaser to the Vendor.

The word "Purchaser" shall (unless the context otherwise

THE ATTACHED AGREEMENT FOR SALE IS A TRUE COPY OF A COPY OF THE ONE BETWEEN SUN LIFE ASSURANCE COMPANY OF CANADA AND IWAQ KIMURA DATED MARCH 1, 1940.

APRIL 15, 1943.

as the singular.

IN WITNESS WHEREOF the Vendor has caused its corporate

LAND REGISTRY ACT

Form Q (Sec.59)

For the Secretary (or other Officer) of a Corporation.

I HEREBY CERTIFY that, on the first day of April, 1940 at Montreal, in the Province of Quebec, J.W. Brown who is personally known to me, appeared before me and acknowledged to me that he is an assistant Treasurer of SUN LIFE ASSURANCE COMPANY OF CANADA, and that he is the person who subscribed his name to the annexed instrument as acting for the President of the said SUN LIFE ASSURANCE COMPANY OF CANADA and affixed the seal of the said Company to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my hand and Seal of Office at Montreal, Quebec, this first day of April, in the year of our Lord one thousand nine hundred and forty.

SERL

A. Cushing M.P.

A Notary Public in and for the Province of Quebec.

This Indenture

Made the **Eighteenth** day of **March** in the
year of our Lord one thousand nine hundred and forty - **four** (1944)

In pursuance of the "SHORT FORM OF DEEDS ACT"

BETWEEN

State Full Name
Address and
Occupation

**SUN LIFE ASSURANCE COMPANY OF CANADA, a body
corporate, having its Head Office in the City
of Montreal, Province of Quebec, and having an
office at 605 Royal Bank Building, in the City
of Vancouver, Province of British Columbia,**

(hereinafter called the Grantor),

AND

State Full Name
Address and
Occupation

**IWA0 KIMURA, Millworker, formerly of the City
of Vancouver, British Columbia,**

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of **FOURTEEN HUNDRED - - - -**
(\$1400.00) - - - - -

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

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in
the City of Vancouver, Province of British Columbia, and more part-
icularly known and described as the Northerly half (N $\frac{1}{2}$) of those
portions of Lots Eleven (11) and Twelve (12) lying North of Vancouver,
and Lulu Island Railway as shown on Plan 1137, Block Two hundred and
sixty-eight (268), District Lot Five hundred and twenty-six (526),
Group One (1), New Westminster District, Plan 590,

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto and the estate, right, title interest, property, claim and demand of the said Grantor in, to or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown. **AND SUBJECT also to all taxes, rates and assessments, including local improvement assessments and sewer rates, whether already or hereafter to be assessed.**

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL HIS CLAIMS upon the said lands.

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

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

State Full Name
Address and
Occupation.

[Signature] SUN LIFE ASSURANCE COMPANY OF CANADA

[Signature] J.P. Hanahill, President
[Signature] K.M. Moore for Secretary

FOR MAKER (INCLUDING MARRIED WOMEN)

I **Hereby Certify** that on the _____ day of _____ 194____
at _____, in the Province of British Columbia,
(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared
before me and acknowledged to me that _____ the person mentioned in the annexed instrument as the
Maker thereof, and whose name _____ subscribed thereto as part _____ and that he know 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
in the Province of British Columbia this _____
day of _____ in the year of our Lord one thousand
nine hundred and forty _____

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.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT:

3,
of

, 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

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

DOUBLEDAY & COMPANY

Murphy & Chapman Ltd., Law Printers and Stationers,
Vancouver, B.C.

Lot 11 of lots 11 & 12, lying
E. of Vancouver and Main St.
Block 1137, (Plan 1137)
DL 526, Op. 1, N.E.D., Plan 500

Vancouver city

SITUATE IN

Deed of Land

Form No. 21

TO

TO

CANADA

SUN LIFE ASSURANCE COMPANY OF

DATED March 15, 1944

LAND REGISTRY ACT.
FORM Q. (SECTION 58.)

For the Secretary (or other Officer) of a Corporation.

I HEREBY CERTIFY that, on the day of March, 1944

at Montreal, in the Province of Quebec,

(whose identity has been proved by the evidence on oath of

, who is personally known to me,

appeared before me and acknowledged to me that he is the of Sun Life Assur-

ance Company of Canada, and that he is the person who subscribed his name to

the annexed instrument as of the said Company

and affixed the seal of the said Company to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my hand and Seal of Office at

Montreal, Quebec, this day of

March, in the year of our Lord one thousand nine hundred

and forty-four.

A Notary Public in and for the Province of Quebec.

Note:—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

1976

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

To wit:

In the Matter of the Registration of
MARGARET DENISE MADISON, wife of Gordon
E. Madison, of 3273 West 2nd Avenue,
Vancouver, B. C.

J. Donald Alexander Cramer

of the City

of Vancouver

in the Province of British Columbia,

Do Solemnly Declare that

1. I am acquainted with MARGARET DENISE MADISON, wife of Gordon E. Madison.
2. She is the registered owner of the Northerly half ($\frac{1}{2}$) of those portions of Lots Eleven (11) and Twelve (12) lying North of Vancouver and Lulu Island Railway as shown on Plan One Thousand One Hundred and Thirty-Seven (1137) Block Two Hundred and Sixty-Eight (268) District Lot Five Hundred and Twenty-Six (526) Group One (1) New Westminster District, Plan Five Hundred and Ninety (590) and which she holds under Certificate of Indefeasible Title No. 99894-L.
3. The description MARGARET DENISE MADISON, wife of Gordon E. Madison, on the said Certificate No. 99894-L is in error and should be MARGARET DENISE MADISON, wife of Gordon E. Madison.
4. I am employed in the Titles & Encumbrance Department of the Custodian's Office and am familiar with the transaction above referred to as to ownership of property, and I know that the purchase price of the above mentioned lots was paid in full to the Custodian of Enemy Property.

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 at

Vancouver in the
Province of British Columbia this
20th day of April

A.D. 1944

W. F. Edwards

D. H. A. W. S.

C
O
P
Y

Lemon Creek,
Slocan, B. C.

March 17th, 1943.

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

Dear Sirs:

With reference to the letter of October 20th, 1942

I would like to correct the error in regards to the ownership of
the chattels left at 2129 Pine St., Vancouver, B. C.

The said chattels are the property of my mother, Masano
Kimura, #04937 and was registered at the Custodian's Office in
Vancouver in her name prior to our departure for the interior.

Yours sincerely,

"Iwao Kimura"

"08666

"COPY"

3059

March 30, 1942.

The Custodian of Alien Property,
Japanese Division,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

By request of the Japanese owners we have
taken deposits to rent the following two properties.

Re 2129 Pine Street. Prospective tenant
Mr. Thomas Daschner. Rent \$20 per month. Owner
is Mr. Kimura.

Re 2133 Pine Street. Prospective tenant
is Mrs. F. H. Finkler. Rent \$17.00 per month.
Owner is Mr. Matsuchita.

We took these deposits subject to your ap-
proval. Please advise us if we are authorized to
do this and if possession can be given soon, as the
respective tenants require to know the date of pos-
session. Hoping to hear from you at an early date,
we remain

Yours truly,

MORROW REALTY CO. LTD.

per (R. V. Perry)

RVP/F

1676

TELEPHONE SEYMOUR 5201

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 10 1942

FOSTER & BARRETT-LENNARD
CHARTERED ACCOUNTANTS

A. P. FOSTER, C.A.
W. J. BARRETT-LENNARD, C.A.
R. W. UNDERHILL, C.A.
R. W. SEAN, C.A.

25-26 BANK OF TORONTO BUILDING
410 SEYMOUR STREET
VANCOUVER, B.C.

9th April, 1942.

The office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Attention Mr. C. L. Drewery

Dear Sir :-

re Kimura. - Iwao - # 08666

1. The registrant's residence in which he has a financial interest, is situated at 2129 Pine Street, Vancouver, B. C. between 6th and 5th Avenues.
2. The property is held by the Registrant under an agreement for sale from Sun Life Assurance Company who are the vendors.
3. The lot has a frontage of about 33 feet and has a 6 room 2 storey frame house thereon. The building looks to be about 30 to 35 years old, but is in fair condition except for the garage which is worthless. The purchase price according to the agreement for sale was \$1400.00
4. I have as yet made no inventory of furniture and other personal effects in the house for the reason that the registrant and his mother still occupy the premises and there is a likelihood that they may sell all or some of their personal property before leaving, or they may store same. I am of the opinion, therefore, that no useful purpose would be served by making an inventory at this time. The registrant has been requested to keep me informed as to the disposal of his property.
5. Fire insurance in the amount of \$1500.00 is carried on the building. The Sun Life Assurance Company look after this for their own protection.
6. Balance of Principal, interest and other charges at April 1st, 1942 was \$718.55, due to the Vendor.
7. As it is the expressed wish of the registrant to retain his interest in the property I recommend that the Sun Life Assurance be appointed trustee or administrators for same with instructions to rent the property and to apply the net income to the reduction of the liability to themselves as vendors.



A. P. Foster, Trustee,
Japanese property.

CAK/McD.

File Brown has file #1676

*File 1676
out money*

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

MORTGAGE DEPARTMENT
S. E. CLARKE, LOAN MANAGER

502 ROYAL BANK BUILDING
VANCOUVER, B.C.

April 16, 1942.

IN ALL CORRESPONDENCE ABOUT MORTGAGES
PLEASE REFER TO THEIR NUMBERS

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

RECEIVED
APR 17 1942

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

Brown

Dear Sirs:

RE: A.R.C. 926 - Iwao Kimura
2129 Pine Street
Nly. $\frac{1}{2}$ of those portions of Lots 11 & 12,
lying North of Vancouver and Lulu Island
Rly as shown on Plan 1137, Blk. 268, D.L.
526, Gp. 1, N.W.D., Plan 590.

In accordance with your requirements this is to advise
the above mentioned property was sold to Mr. Kimura by our Company
under an Option Agreement on March 1, 1940 for an amount of \$1400.00
and the terms of the sale were as follows:
\$200.00 cash, \$30.00 per month to cover interest at 6%, principal,
taxes and water rates commencing April 1, 1940.

Payments including the April 1, 1942 have been paid by
Mr. Kimura and the balance including this instalment with interest
to April 1 is \$688.55. This property is a two-storey, seven-room
house and is situated on a 30' lot at the address mentioned.

We understand that Mr. C. A. Kaxlen is acting on your
behalf and has already made a report to you in connection with this
property.

Very truly yours,

S. E. Clarke,
Loan Manager.

Per:

*Was in
V. lat. Rev.
New house
H. Yes he works
for Foster.*

TGD/PEH

KIMURA, IWAO

Reg. No. 08666

CORRECTION SHEET.

Mr. Iwao KIMURA who has already registered finds that his Fire Insurance value was registered incorrectly and the valuation should read \$1700.00 instead of \$1000.00

M. Laid

Witness

Iwao Kimura

Signed

The 30th day of April, 1942.

1676

4th May, 1942.

Attention: Mr. S.E. Clarke

Messrs. Sun Life Assurance Co.
of Canada,
802 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs:

Re: Iwao KIMURA
2129 Pine Street

We thank you for your letter of 16th April regarding property sold by your Company to the above under an Option Agreement of 1st March, 1940.

This Japanese may experience difficulty in continuing payments of principal, after his evacuation. We have written to our Agent, in charge of this case, Mr. A. P. Foster, and asked him to arrange with the Japanese to see you and endeavour to come to some arrangement in order that he may be able to retain his interest in the property.

We shall be obliged if you will inform us what arrangements are made in this respect.

Yours truly,

C. L. Drewry
Manager

RFB:ND

ESTABLISHED 1887

Doulet

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 22, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 23 1942

1676
Department of the Secretary of State,
Office of the Custodian,
506 - Royal Bank Building,
Vancouver, B. C.

Attention Mr. Doulet

Dear Sirs:-

Re - Iwasa Kimura - 2129 Pine Street

Confirming our telephone conversation of today's date we understand you are placing the account in the hands of the Sun Life Assurance Company.

On June 16th we accepted a \$10.00 deposit from Mr. A. Bourget to rent the premises from July first or at such date as possession can be obtained, at the rate of \$25.00 per month. As we have accepted this deposit, the Sun Life could carry on from this point. If they will contact us we will be pleased to give them further particulars.

*write
Pemberton
22/6*

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

[Signature]
Rental Department.

GHJ:BH

1676

June 22, 1942.

Sun Life Insurance Co. of Canada Ltd.,
675 W Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: KIMURA, Iwao.

Confirming our telephone conversation of this morning, in view of the fact that the above instructed you, some little time back, to administrate his affairs, we have arranged with Pemberton's not to take any further action in this matter and shall be glad if you will kindly report to us respecting this property on the lines indicated in the attached circular letter #32.

Yours truly,

R. P. Alexander,
Assistant Manager.

PD:MA
End.

1676

June 22, 1942.

Pemberton Realty Corp.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: KIMURA, Iwao.

Confirming our telephone conversation of this morning re the above, as the Sun Life Insurance Company have already been requested by Mr. Kimura to handle his property for him, we shall be glad if you will kindly take no further action in this matter.

We understand that you will be passing on to the Sun Life Insurance Company the deposit recently received by you for rent of this house, the owner of which, we believe is shortly to be evacuated.

Yours truly,

R. P. Alexander,
Assistant Manager.

PD:MA

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

MORTGAGE DEPARTMENT
S. E. CLARKE, LOAN MANAGER

802 ROYAL BANK BUILDING
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT MORTGAGES
PLEASE REFER TO THEIR NUMBERS

June 23, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 24 1942

Mr. R.P. Alexander, Ass't Manager,
Office of the Custodian Japanese
Evacuees' Section,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

RE: Your File #1676 - KIMURA
Our File A.B.C.926 - 2129 Pine St.

We have your letter of June 22 authorizing us to continue administration of the above mentioned property instead of turning it over to Pemberton's Limited for such administration. We have reviewed your circular letter #32 enclosed and we believe that if certain sections thereof are followed, some confusion would result in both your office and ours.

This property was purchased from us in March 1940 under Option for \$1400.00; the terms of which were \$200.00 cash, and \$30.00 monthly to cover principal, interest at 6%, taxes and water rates. In effect, therefore, we have practically been administering this account since the sale was arranged. When it was suggested by Mr. A.P. Foster in April that we contact Kimura and arrange with him to continue along similar lines, we secured from Kimura complete authority to collect all rents, make any disbursements considered necessary, etc., in the interests of the property.

Frankly, therefore, we feel that the collection of rent by us and immediate remittance to you would result in a considerable amount of confusion and unnecessary accounting to both offices. If at all possible we would much prefer to continue in the manner in which we have been operating and would appreciate your authority to do so. We would, of course, be quite prepared to submit to you a Statement of Account any time that you request it.

Incidentally, as this house was rented on January 2, 1940 for \$20.00, this figure has been confirmed by Mr. McGuire, Rental Comptroller, as being the effective rental for the property.

June 23, 1942.

Mr. R.P. Alexander

However this amount should be sufficient to meet all charges accruing and provide a balance to be applied against our Agreement Account - the balance of which is \$638.36, including interest to July 1.

Should you decide to accede ^{to} our request we would appreciate your interpretation regarding our authority to make disbursements for maintenance and repairs which we may consider necessary to secure or maintain a tenancy. Would we be obliged to secure your approval to any such expenditure or is Mr. Kimura's authorization sufficient to permit us to operate in this capacity at our discretion?

Very truly yours,

S.E. Clarke,
Loan Manager

Per: *W. J. O'Hara*

JFK:EER

1676

June 26, 1942.

Sun Life Assurance Co. of Canada Ltd.,
675 W Hastings Street,
Vancouver, B. C.

Attention Mr. J. F. Kavanagh.

Dear Sirs:

Re: KIMURA, Iwao.

We are in receipt of your letter of the 23rd instant, your file A.B.C. 926, and thank you for the details you gave us relating to the property owned by the above at 2129 Pine Street, Vancouver.

In view of the fact that you have been handling this property since it was purchased from you in March, 1940, we agree that you continue to do so, reporting the position to this office each month.

Respecting the last paragraph of your letter dealing with repairs, kindly note that with the exception of minor urgent repairs amounting to a few dollars, authority should be obtained from this office.

Yours truly,

R. P. Alexander,
Assistant Manager.

PD:EA
[Handwritten signature]

1676

June 26, 1942.

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

Dear Sirs:

Re: KIMURA, Iwao.

We thank you for your letter of June 22 relating to property owned by the above at 2129 Pine Street.

We have heard from the Sun Life Assurance Co. of Canada, and from now onwards, they will be handling this matter on our behalf.

Will you please, therefore, turn over to them (their Mr. J. P. Kavanagh is handling this case) the \$10 deposit you received from Mr. Bourget, as mentioned in the second paragraph of our letter to you of June 22.

We thank you for your ready acquiescence in relinquishing this matter in favour of the Sun Life Co.

Yours truly,

R. P. Alexander,
Assistant Manager.

[Handwritten signature]
RPA

1676
A. P. FOSTER, C.A.
W. J. BARRETT-LENNARD, C.A.
R. W. UNDERHILL, C.A.
R. W. KEAY, C.A.
J. B. A. RIMMINMONT, C.A.

FOSTER & BARRETT-LENNARD

CHARTERED ACCOUNTANTS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

25-28 BANK OF TORONTO BUILDING
410 SEYMOUR STREET

VANCOUVER, B. C.

RECEIVED
SEP 3 1942

1st September, 1942

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

Attention Mr. C. L. Drewery
Re: Kimura - Iwao - #08666

Dear Sir:

The registrant and his mother have now vacated their residence at 2129 Pine Street, Vancouver, B. C., and are living at Hastings Park, pending their removal to the interior.

All furniture of the registrant and his mother has been sold or disposed of privately, with the exception of the following:-

- 1 - Writing desk - 7 drawers - softwood
- 1 - Kitchen cabinet do
- 2 - Kitchen tables do
- 4 - Kitchen chairs do
- 2 - Iron bedsteads (1 spring only)

Mrs. Kimura informs me that she is the owner of the furniture listed above and that she is leaving the articles in the house, at her own risk and considers them of little value.

All the above items are in a delapidated condition and, in my opinion, are not of sufficient value to justify storing. I therefore recommend that they be left as they are on the premises.

I now consider this case closed.

Yours very truly,

A. P. Foster

A. P. Foster, Trustee,
Japanese Property.

CAK/MG

1576

September 1, 1942

Mr. A. P. Foster
25-28 Bank of Toronto Building
410 Seymour Street
Vancouver, B.C.

Dear Sir:

Re: Iwao KIMURA. #08666

We thank you for your letter of the 1st, listing chattels which Mrs. Kimura has left behind. It is our custom to have Japanese sign an inventory of chattels of what remains in this area stating definitely that they have no further chattels remaining in the restricted area of British Columbia. We think it well to have Mrs. Kimura or Iwao Kimura sign a list to this effect and if you could do this and keep the list with a copy for us, we think the question of chattels can be considered closed. Thanking you.

Yours truly,

H. F. Green
Protection Department

WGB:MD

c/c to File 12284
L.G.B.

Representative of Mr. Foster called on me
11/9 & requested we get letter of confirmation
from tenants of 2129 Sine - Mr. Englund
(ENGLUND) - would you do this on Jan
6/1?

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

MORTGAGE DEPARTMENT
S. E. CLARKE, LOAN MANAGER

502 ROYAL BANK BUILDING
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT MORTGAGES
PLEASE REFER TO THEIR NUMBERS

September 17, 1942.

Mr. R. P. Alexander, Assistant Manager,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

Dear Mr. Alexander:

Re. A. B. C. 926--Kimura, Iwao.--your file #1676,
2129 Pine Street.

In connection with previous correspondence which transpired between us in June of this year, we were granted authority to operate the above mentioned property. As administrators we now are pleased to advise that the property has been rented to Mr. and Mrs. A. E. England for a monthly rent of \$20.00. The new tenants have already paid rent for the months of September, October and November, and have now requested that the house be redecorated. An inspection of the property revealed that some redecoration is warranted, and Mrs. England informed us that she knew a party who was prepared to paper the rooms at \$5.00 each and the hall for \$9.00. This would result in a total expenditure of \$45.00, and we are quite prepared to make this disbursement adding the amount to our agreement account.

We would, therefore, appreciate your approval to this disbursement by return mail, as we believe that the property has been rented to a satisfactory tenant who we are anxious to retain.

Very truly yours,

S. E. Clarke,
Loan Manager.

Per: *W. J. Vananagh*

JTK/CH

1676

September 18, 1942.

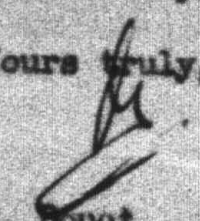
The Sun Life Assurance Company of Canada,
802 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: A.B.C. 926—KIMURA, Iwao.
2129 Pine Street.

We thank you for your letter of yesterday's date, and note the above property has been rented for \$20.00 per month. We observe that it is necessary to incur an expense of approximately \$45.00 for decorations etc., and confirm our phone conversation with Mr. Kavanagh this morning, advising that it will be quite in order for you to go ahead with these repairs and handle the matter on the lines indicated by you.

Yours truly,


P. Bouot,
Administration Department.

PD:BT

OFFICE OF THE CUSTODIAN

OCT 18 1942

September 25, 1942

Mr. A. E. England
2127 Pine Street
Vancouver, B. C.

Dear Sir:

Re: Mrs. KIMURA, 12344

The above has declared to the Custodian that the undernoted articles have been left in your care:

1 writing desk
2 iron bed stands
1 bed spring

Please acknowledge holding these articles by signing and returning to this office the declaration on the attached copy of this letter in the enclosed envelope.

Yours truly,

H. F. Green,
Manager, Protection Department.

CID:LF

I acknowledge holding the articles above described for safe custody and undertake to account for same to the Custodian on behalf of the above named Japanese. I have no claim on such articles (if any claim asserted state basis and amount).

P. S. Mrs. Kimura, wife of the above Japanese, has declared to Foster & Barrett, husband of Vancouver that she is leaving the above articles at her own risk, but please confirm to us, however, that these goods are there by returning to us a signed copy of the letter enclosed herewith.

Y/s to File 12344

A. E. England

OFFICE OF THE CASTODIAN

RECEIVED
SECT 16 1947

1059

October 10th, 1947

Mr. A. E. England,
2125 First St.,
Washington, D. C.

Dear Sir:

RE: J. I. KAWASAKI, 100-100

The above has declared to the Custodian that the
undesignated articles have been left in your care:

- 2 Pcs. Kitchen Cabinet
- 1 Cupboard
- 2 Kitchen Tables
- 1 " Chairs
- 3 Benches

Please acknowledge holding these articles by sign-
ing and returning to this office the declaration on the attached
copy of this letter in the enclosed envelope.

Yours truly,

E. T. Green,
Manager, Protection Department.

ELD:LF

I acknowledge holding the articles above described
for safe custody and undertake to account for same to the
Custodian on behalf of the above named Japanese. I have no
claim on such articles (if any claim asserted state basis and
amount).

*If it is possible
would not mind
if they are returned to A. E. England*

1676

October 16, 1942.

Mr. A. E. Englund,
2129 Pine Street,
Vancouver, B. C.

Dear Sir:

Re: IWAO KIMURA

We understand from the Sun Life Assurance Company, who are handling the property of the above, that you are having some drainage work done which will cost in the neighborhood of \$35.00. We have no record at all of authorizing this expenditure and neither were any instructions given by the above company. We understand from the Sun Life that some time back mention was made of some very minor repairs or alterations in connection with the drainage in the basement, but that nothing was decided.

We are rather surprised that you have had this work put in hand without the matter being referred to us, and are afraid we cannot agree to this expenditure, and would like to know what you are prepared to do about the matter.

Please note that in future, any repairs etc. must be referred to the Sun Life, who in turn will take the matter up with us.

Yours truly,

P. Doust,
Administration Department.

PD:BT

1676

October 17, 1942.

Attention Mr. Kavanagh.

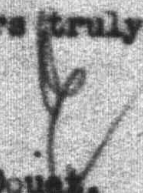
The Sun Life Assurance Company of Canada,
802 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: A.B.C. 926 - KIMURA, Iwao.
2129 Pine Street.

With reference to the conversations we have had regarding the drainage work recently completed at the above, as arranged we wrote to the Englands yesterday on the lines agreed, and Mrs. England telephoned us this morning to say that she was under the impression when speaking to your office that she could have the work done as the men were already on the premises, and that she is willing to pay half the cost of the repairs, which have been reduced to \$28.00. In the circumstances we think this is a very fair offer, and shall be glad if you will advise the Englands that we agree to their suggestion. Mrs. England mentioned that a cistern urgently requires repairing or relining and the cost will be in the neighborhood of \$3.00 or \$4.00. If you will arrange with the tenants to have this work done, so long as the cost is about as indicated above, this can be charged from rent received.

Yours truly,


P. Douak,
Administration Department.

PD:BT

1676 and 3059

October 20, 1942

Mr. Isao KIMURA, #08666 and Mr. Kenzo KIMURA, #08667
Slocan, B. C.

Dear Sirs:

With reference to your personal property
left at 2129 Pine Street, Vancouver, the present
tenants inform us that you left the following chattels
in the houses:

1 writing desk
2 iron bed stands
1 bed spring

2 pcs. kitchen cabinet
1 cupboard
2 kitchen tables
4 kitchen chairs
3 benches

It is assumed that you have no other
personal effects in the protected area of British
Columbia in which event, we would ask you kindly to
sign and return the enclosed copy of this letter
for our record. Your co-operation will be appreciated.

Yours truly,

G. B. Spain
Protection Department

GBC:RAD

*Mother's chattels
See file # 12284*

Dyall

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

OFFICE OF THE CUSTODIAN
MORTGAGE DEPARTMENT
S. E. CLARKE, LOAN MANAGER
JAPANESE SECTION

502 ROYAL BANK BUILDING

VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT MORTGAGES
PLEASE REFER TO THEIR NUMBERS

November 13, 1942.

RECEIVED
NOV 14 1942

Your File #1676

5/8

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

Attention: Mr. Douet

Dear Sirs:

RE: A.B.C.926 - KIMURA
2129 Pine Street

Your letter of October 17 authorized an expenditure in the neighborhood of \$3-4.00 in connection with some urgent repairs required to the cistern in the house located at the above address.

We are now, however, in receipt of an account in the amount of \$7.63 from Mitchell Bros. for repairs, and since this charge is approximately double the amount that you authorized, we would appreciate some further comments in connection with this account.

Very truly yours,

S.E. Clarke,
Loan Manager

Per: *Q. J.avanagh*

JFK:EER

1679 and 3059

November 28, 1942

Messrs. Iwao KIMURA & Kanzo KIMURA
Registration Nos. 08666 & 08667
Slocan, B. C.

Dear Sirs:

We draw your attention to our letter
of October 20th, to which we have not received
your reply.

Our aim is to protect the personal
property of Japanese who have been evacuated,
but we cannot do so without co-operation.

An early reply will be appreciated.

Yours truly,

Geo. B. Spain
Protection Department

GDS:NDE

10-1-43.
View no answer, consider letter 20-10 0-4
especially view J.B.'s letter September 1st
[Signature]

January 4, 1943.

RE: A.B.C.926 - KIMURA, Iwao
2129 Pine Street, Vancouver, B.C.

Statement of Account - October 1/43 to
January 1/44.

		<u>Dr.</u>	<u>Cr.</u>
Balance as at October 1/43 (inc. int.)	\$543.41 ✓		
October 14 By Cash (November rent)			\$20.00
November 1 To Interest		\$2.68	
November 13 By Cash (December rent)			20.00
December 1 To Interest		2.58	
" 16 By Cash (January rent)			20.00
January 1 To Interest		<u>2.50</u>	
		\$7.76	\$60.00
By surplus	<u>52.24</u> ✓	<u>52.24</u>	
Balance as at Jan. 1/44	<u>\$491.17</u> ✓		

QMS

NATURE OF ENCUMBRANCE .. Agreement for Sale
(registered) or (unregistered)

Name of Owner of Property .. KIMURA, Iwao .. Reg. No. 08666

Address .. 2129 Pine St. Vancouver, B.C.

Occupation .. Millhand .. Age .. 24

Registered Owner of Property .. Sun Life Assurance Co. of Canada .. C.T.No. 32655-L

Property:

Property Address .. Mun. Vancouver, B.C.

Legal Description N. 1/2 of portions of Lots 11 & 12, lying N. of Van. and Lulu Island Rly., as shown on Plan 1137, Block 268, L.R.O. 16541-M.
D.L. 526, Group 1, N.W.D., Plan 590.

Nature of interest ..

Particulars of Encumbrance:

Date .. 1st March 1940

Parties to document:

Name Sun Life Assurance Company of Canada "Vendor"

Address 801 Royal Bank Bldg., Vancouver, B.C.

Name Iwao KIMURA "Purchaser"

Address 1883 W. 4th Avenue, Vancouver, B.C.

Principal Amount .. \$1400.00

Terms of Payment .. \$200.00 cash, balance see reverse side

Rate of Interest .. 6%

Arrears, if any: Principal .. Interest ..

Balance owing as at this date .. \$578.76 (Int. calculated to April 1/43)

Standing of Taxes: Arrears .. nil Current .. 1942 - Paid.

Insurance:

(1) Agent Caperley, Rounsefell & Co. Company .. Phoenix of London

Policy No. 129063 .. Amt. \$1700.00 .. Prem. \$9.35 .. Exp. Date June 15/44

(2) Agent .. Company ..

Policy No. .. Amt. .. Prem. .. Exp. Date ..

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

Dated at Vancouver, B.C. this 16th day of April A.D. 1943.

CERTIFIED CORRECT:

[Signature]
Sun Life Assurance Company of Canada

For. (Signature)
MORTGAGE DEPARTMENT
675 Hastings St. West - Vancouver, B.C.

RE: A.B.926 - KIMURA
2129 Pine St., Vancouver, B.C.

September 1 - December 31, 1942

			<u>Dr.</u>	<u>Cr.</u>
Sept 1	a/c Bal inc. interest	\$639.20		
Aug.20	Sept. rent (England)			20.00
Sept.15	Oct. & Nov. rent (England)			40.00
Oct. 1	To interest		3.06	
Oct.10	Dec. rent (England)			20.00
Oct.13	To decorating (labour - Willis)		30.00	
Oct.29	To decorating (material - England)		20.58	
Oct.29	To drainage repairs ($\frac{1}{2}$ cost)		14.00	
Nov. 1	To interest		2.78	
Nov.13	January rent (England)			20.00
Nov.19	To plumbing repairs (Mitchell Bros.)		7.63	
Dec. 1.	To interest		2.84	
Jan. 1	To interest		3.06	
		\$639.20	\$83.95	\$100.00
		-16.05		
	Balance as at January 1/43	<u>\$623.15</u>		

JFK:KBR
January 11, 1943
E.F.O.E.

[Handwritten signature]

Your File No. 1676

RE: A.B.C. 926 - KIMURA, Iwao
2129 Pine St., Vancouver, B. C.

January 1 -- April 1, 1943

		Dr.	Cr.
Balance as at January 1, 1943	\$623.15 ✓		
Jan. 7 By cash (Feb. Mar. rent)			40.00
Feb. 1 To Interest		2.90	
Feb. 19 To Water Rates (Jan. 1 - June 30/43)		7.00	
Feb. 22 By cash (Apr. rent)			20.00
Mar. 1 To Interest		2.80	
Mar. 31 To Interest		2.91	
		15.61	60.00
Balance	44.39	44.39	--
Balance as at Mar. 31 -	\$578.76 ✓	\$60.00	\$60.00

2515

1676

June 11, 1943.

Attention Mr. J.F. Kavanagh

The Sun Life Assurance Company of Canada,
Mortgage Department,
802 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: Iwao KIMURA
Your reference A.B.C. 926

With reference to our 'phone conversation yesterday, as advised, Mr. England, the tenant at 2129 Pine Street, telephoned us that the blinds at the house were in a very bad condition and he wished to have them all renewed. We think with you that as the blinds were in a bad condition when Mr. England took over, this is a charge against the owner. We shall be glad, therefore, if you will send a representative of the firm who handle blinds for you to the house and replace those that are really necessary, charging the cost from rent received.

We believe there may be about a dozen blinds involved, and the cost should not exceed say \$1.00 to \$1.50 per blind.

Yours truly,

P. Douet,
Administration Department.

PD:BT

EVAC
JUL 10 1943
Referred

SUN LIFE ASSURANCE COMPANY
OF CANADA

Your File No. 1676

RE: A.B.C. 926 - KIMURA, Iwao
2129 Pine St., Vancouver, B.C.

April 1 - June 30, 1943

		Dr.	Cr.
Balance as at April 1, 1943	\$578.76 ✓		
April 5	By cash (May rent)		20.00
May 1	To interest	2.76	
May 11	By cash (June rent)		20.00
May 28	1943 taxes	47.50	
June 1	To interest	2.68	
June 8	By cash (July rent)		20.00
June 30	To interest	2.59	
		55.53	60.00
		4.47	—
Balance as at June 30 -	\$574.29	\$60.00	\$60.00

July 9, 1943.
PBH.

Your file #1676

SUN LIFE ASSURANCE COMPANY
OF CANADA

October 5, 1943.

RE: A.B.C.926 - KIMURA, Iwao
2129 Pine St., Vancouver, B.C.

Statement of Account - July 1 to
October 1/43

		<u>Dr.</u>	<u>Cr.</u>
Balance as at July 1/43 (inc. int.)	\$ 574.29✓		
July 7	By Cash (Aug. rent)		\$ 20.00
" 7	12 window shades	\$ 13.70	
Aug. 1	To interest	2.84	
" 11	By Cash (Sept. rent)		20.00
" 13	Water rates	7.00	
Sept. 1	To interest	2.82	
" 10	By Cash (Oct. rent)		20.00
Oct. 1	To interest	2.76	
		\$ 29.12	\$ 60.00
	By surplus	30.88	30.88
Balance as at	\$ 543.41		
Oct. 1/43	✓		

TELEPHONE: PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

March 7th, 1944.

#176

2129 Pine Street.

This property comprises a lot approximately 31 x 120 in size, on which is erected a 6 room house of wood exterior and shingle roof.

The main floor comprises a small hall opening to living room, to the rear of which is the dining room, kitchen and pantry.

Upstairs there are 3 bedrooms and full bath. Stair to unfinished attic.

Floors throughout are 1 x 4 Fir.

Full basement with cement floor and hot air furnace.

VALUATION \$1,650.00. A



THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

C. ALBERT MITCHELL

"CANADA'S OLDEST INSURANCE COMPANY"

VANCOUVER, B.C.

March 11th/44.

Re No 176 2129 Pine Street,
N 31' of 11 & 12. 268. 526.

The Custodian,
Granville & Hastings.

Dear Sir;

Rec'd	MAR 14 1944
File No.	1676
Ans.	THH
Referred	HARROP

Enclosed find check for \$1530.00 ~~final pay~~

ment on the above property, name of purchaser is Mrs Margaret
Deruse Madison, wife of Gordon E. Madison, British Subjects,
of 3273 W 2nd Ave, City. We are,

Yours truly,

J L CLARK REALTY CO,

Per;

File No. 1676

Catalogue No. 176

MEMORANDUM.

To: *Mr. Danah*

From: A. G. McArthur.

Re: *2,29 Pico St. Vancouver*
N. 31, 11412 / 268 / 526 Swelling

Acceptance of a bid of *1700*..... on the above property is
being recommended to the Secretary of State.

Valuation: *1650*

Approved: *McA 11/44*

Please prepare Real Property memorandum and pass on to *Mr. Peltier*
for completion of this transaction.

If there are any special circumstances relative to the condition or
leasing of these premises which should be disclosed to the Purchaser please
give Mrs. Harrop a memo covering same.

Date: *McA 12/44*

A G M
.....

Catalogue No. 176
File No. 1676
2129 Pine Street
M131/11&12/268/526

~~Receipt of Certificate of Title No. 99894 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 Phoenix Assurance Company Ltd. policy No. 129063 which has been assigned to me, and cheque for \$8.01 representing closing adjustments on sale to me of 2129 Pine Street.

Dated at Vancouver, B. C., this ____ day of _____ 1944.

M. Louise Madison

Date... March 13th, 1944...

REAL PROPERTY MEMORANDUM

File No. 1676

Name..... Iwao KIMURA..... Registration No. 08666.....

Re: Catalogue No. 176

Address: 2129 Pine Street, Vancouver, B. C.

Legal Description: N. 31' 11 & 12/268/526, Gp. 1, N.W.D., Plan 590
DWELLING.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 32655-L Whereabouts: Vancouver Land Registry
Office (JP Form).

Registered owner: Sun Life Assurance Co. of Canada Reg. No.

Property: - City of Vancouver,
Northerly half (1/2) of those portions of
Lots 11, and 12, lying North of Vancouver
and Lulu Island Railway as shown on Plan 1137,
Block 268, District Lot 526, Group 1, New
Westminster District, Plan 590.

B. Charges.
Registered: - R.P. 16541M to Iwao KIMURA for \$1400.00 - 6% interest.
(Bal. outstanding under A/Sale as at 15/3/44...\$464.09.).
(See latest statement on file from Sun Life Assce. Co.).

Vesting: Filing 36065

Unregistered: No evidence found.

Taxes: \$47.50 per annum. 1943 paid by Sun Life Assurance Company.

Water: \$7.00. Half-year January/June paid by Sun Life Assurance Co.

Insurance: \$1700.00. Premium \$11.90 for 3 yrs. Expiry date 15/6/44.

Assessed Value: Land: \$500.00 Improvements: \$900.00

Valuation by Appraiser: \$1650.00

Amount of Bid: \$1700.00

Approved by Advisory Committee: March 11th, 1944.

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

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

Monthly tenancy - \$20.00 per month. Paid to March 31/44.
Tenant: A. E. England

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

Chattels: Particulars of those stored on the premises.

Some Chattels on hand - see our letters of 20/10/43 and 28/10/43 to
Kimura.

Named Agent:

Sun Life Assurance Co. of Canada,
802 Royal Bank Building,
Vancouver, B.C.

S.O. Mrs. McArthur

1876

15th March, 1944.

The J.L. Clark Realty Company,
1273 West 4th Avenue,
Vancouver, B.C.

Dear Sirs

Box 1159 Pine Street.
Catalpa B.C. 176

This will acknowledge receipt of your letter of the 11th instant in which you enclosed your certified cheque for \$1,550.00. We have now received \$1,700.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Mrs. Margaret Doreen Medison, wife of Gordon E. Medison, housewife, of 1273 West 2nd Avenue, Vancouver, B.C. and that she is a British subject.

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

Yours truly,

P. H. Moore,
Director.

Mr. Reid's valuation \$1,650.00
Committee approved 15th March, 1944.

PM

20th March, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 1676

NAME: Iwano KIMURA

CATALOGUE NO: 176

RE: 2129 Pine Street, Vancouver, B.C. - Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Northerly half (½) of those portions of Lots 11, and 12, lying North of Vancouver and Lulu Island Railway as shown on Plan 1137, Block 268, District Lot 526, Group 1, 1 New Westminster District, Plan 590.

Encumbrances: Right to Purchase from Sun Life Assurance Company of Canada - balance owing \$464.09, to be paid from proceeds of sale.

Taxes: \$47.50 - 1943 paid by Sun Life.

Vested: 36065

VALUATION BY APPRAISER: \$1650.00

AMOUNT OF BID: \$1700.00

APPROVED BY ADVISORY COMMITTEE: 15th March, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$1700.00

NAME OF PURCHASER: Mrs. Margaret Deruse Madison.

KWW/DG
Attach

K.W. WRIGHT

1676

April 18, 1944.

Mr. Iwao KIMURA,
Registration No. 08666,
Lemon Creek,
Alcoa, B. C.

Dear Sir:

Re: Catalogue No. 176
2129 Pine Street
WFO/11412/268/526

Please be informed that 2129 Pine Street has been sold as of March 14, 1944 for the sum of \$1,700.00 which is in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$1,700.00
Less balance paid on Agreement and Option account \$469.59	
Less real estate agent's commission @ 5% <u>85.00</u>	<u>554.59</u>
Net credit to your account	<u>\$1,145.41</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:MA
cc B. C. Security Commission



THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

C. ALBERT MITCHELL

Rec'd	FEB 23 1944
File No.	1676
Ref.	Smith
Referred	HARROP

"CANADA'S OLDEST INSURANCE COMPANY"

556 HOWE STREET - TELEPHONE PAC. 5235
VANCOUVER, B.C.

Feb 22nd/44.

"Tender" Re No 176. N31ft 11 & 12. 526.
2129 - Pine Street.

The Custodian,
Granville & Hastings St.

Dear Sir;

Enclosed find check for \$170.00 being 10% on
\$1700.00 the price bid on this property, purchasers name is
Margaret Deruse Madison, wife of Gordon E. Madison, 3273 W
2nd Ave, British Subjects, occupation Sheet Metal Worker,

Yours truly,

J. L. CLARK REALTY CO

Per;

J. L. Clark

Deruse

1676

23rd February, 1944.

The J.L. Clark Realty Company,
556 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 176
2129 Pine Street.

We are in receipt of your letter of the 22nd instant in which you submit an offer to purchase the above property on behalf of Mrs. Madison for the sum of \$1,700.00.

As we did not receive any tenders on this particular property, we are prepared to give consideration to any offer which we may now receive, based upon an independent valuation.

At the moment this property has not been appraised, but we will endeavour to have this done as soon as possible and then advise you in regard to the offer to which you refer.

Yours truly,

F. G. Shears,
Director.

PMH

1676

10th March, 1944.

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

Dear Sirs:

Re: Catalogue No. 176
2129 Pine Street.

Sullivan
Further to our letter of the 23rd February this is to advise you that we are prepared to recommend the acceptance of your offer to purchase the above property, on behalf of Mrs. Madison, for the sum of \$1,700.00. Will you please forward to us a certified cheque for the balance of the purchase price, \$1,530.00.

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

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

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

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

Yours truly,

F. G. Shears,
Director.

FMS

1076

14th March, 1944.

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

Dear Sirs:

Re: 2129 Pine Street.
Catalogue No. 176

This will acknowledge receipt of your letter of the 11th instant in which you enclosed your certified cheque for \$1,530.00. We have now received \$1,700.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Mrs. Margaret Deruse Madison, wife of Gordon E. Madison, housewife, of 3273 West 2nd Avenue, Vancouver, B.C. and that she is a British subject.

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

Yours truly,

F. G. Shears,
Director.

PCH

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

MORTGAGE DEPARTMENT
S. E. CLARKE, LOAN MANAGER

802 ROYAL BANK BUILDING

VANCOUVER, B.C.

March 16, 1944.

IN ALL CORRESPONDENCE ABOUT MORTGAGES
PLEASE REFER TO THEIR NUMBERS

Mr. P. Douet,
Administration Dept.,
Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

RE: A.B.C. 926 - Kigura
Your File No. 1676

As requested we are pleased to advise the amount required to repay the above mentioned Agreement account as at March 15th is as follows:

Account balance including interest
to March 15th
Deed fee

\$464.09

5.50

\$469.59

Upon receipt, therefore, of your cheque in the above indicated amount, we shall be pleased to have the required Deed prepared by our Solicitors and forwarded to our Head Office for completion by the signing officers of the Company. In this connection, we would appreciate having you discuss with us the manner in which this form should be prepared and the persons who should be designated as owners of the property.

In connection with the account balance indicated above, there may exist some small authorized expenditure disbursed by the tenant and of which we have not yet been advised. Such matters can, of course, be adjusted between the purchaser and the existing tenant. Water rates in the amount of \$7.00 for the period January 1, 1944 to June 30, 1944 have been paid. Particulars of the fire insurance covering this property are as follows:

Phoenix of London Fire Policy #129063 for \$1700.00 expiring June 15, 1944
Premium - \$11.90
Agent - Ceperley, Rounsefell & Co.

We might mention that the monthly rent of \$20.00 has been paid to March 31, 1944. We trust that we may receive your cheque in settlement of the account by return mail and hope that the information outlined herein will supply sufficient information to enable you to complete the transaction.

Very truly yours,

JFK/PBH

S. E. Clarke,
Loan Manager.

Per: *[Signature]*

MEMORANDUM

File No.: 12284
1676

March 23rd, 1944

To: Mr. Spain

From: Mr. Green

Re: Catalogue Number 176
Owner: Iwao KIMURA
2129 Pine
Tenant: Mrs. England
Purchaser: Mrs. Madison

The furniture here belongs to the mother, file 12284. Ours of October 20th, 1942, is confirmed by her on that file.

Everything declared has been found and moved to storage as per list No. 181 of December 7th, 1942 on file 12284 except for the following.

- (1) 1 Kitchen table } These were probably
1 Kitchen cabinet } not worth moving
but might be locked
into when you in-
vestigate.

(2) Kitchen cabinet left in the care of the tenant, Mrs. England. Please report whether this is worth moving to auction.

HFG:IF

File: ~~1200~~
1576

March 28, 1944.

*fill line
1676*
MEMORANDUM

To: Mr. Green

From: Mr. Spain

Re: Catalogue No. 176
Owner: Iwao KIMURA
2129 Pine St.
Tenant: Mrs. England
Purchaser: Mrs. Madison

The only chattels remaining on the premises are:

1 Kitchen Table

1 Kitchen Cabinet

These two articles have been examined by Mr. D. A. Smith and myself and we are both of the opinion that they are of such poor quality and condition that they do not justify removing to storage and they would undoubtedly be abandoned there if the auctioneer saw them.

GBS/pls

W. H. Spain

File No 1676

BP

1871

2129 Pine St

City

Mar 28/11

To the Custodian of Enemy Property.

Dear Sir,

When taking over tenancy of above, I had in mind, an idea to purchase property should it be put on the market and in view of this fact made quite a few improvements at my own expense. However when the property was put on the market I found I could not raise the necessary funds on account of an existent mortgage. The property I understand has now been sold and I will be required to vacate and under these circumstances thought you would see your way clear to make a refund of such personal expenditure. The rent I agree has not been too high but on inquiry have discovered that rents in this district are not high on account of the run down condition. Rent of house one side of me is 14.50 per month. The other side 15⁰⁰/₁₂ per month and several more at that rate 20⁰⁰/₁₂ seems to be the maximum, so it would seem I have paid the limit.

(over)

The following is a list of a few
items I can remember

Lining Basement with Building Paper	5 $\frac{00}{xx}$
Floors sanded and finished 2 coats varnish	65 $\frac{00}{xx}$
Half cost repair to basement sewer	14 $\frac{00}{xx}$
2 plumbing jobs	5 $\frac{00}{xx}$

89 $\frac{00}{xx}$

Floors were sanded in Nov /43
and the other jobs were done
over rest of tenancy.

Thanking you in anticipation of a
favourable reply.

Yours Very Truly



Ceperley, Rounsefell & Co.
VANCOUVER, B. C.

FORM 21

TO: [

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
CITY.

SUBJECT: Your File No. 1676
"Phoenix" Policy #129063

DATE: Apr. 6, 1944

We have for acknowledgment your favor of the 3rd inst. addressed to our Agents, Osler, Hammond & Nanton Ltd., and enclosing endorsement transferring the above to Mrs. Margaret Deruse Madison, purchaser, for which we thank you.

We have consented to this assignment, also the release of the interest of the Sun Life Assurance Company of Canada on the policy and now return it herewith, the original transfer form being attached.

Yours truly,
CEPERLEY, ROUNSEFELL & CO.

Per

A. J. Hughes

/s
Enc.

EVACUATION SECTION	
Rec'd	APR 8 1944
File No.	1676
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

sent to Peter

707 →
File No. 1676. R
Catalogue No. 176.

April 10th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Iwao KIMURA
N. 1/2 of those portions of
Lots 11 & 12, lying N. of
Vancouver and Lulu Is. Hwy.,
as shown on Plan 1137, Bkt.
268, D.L. 526, Gp. 1, N.E.D.,
Plan 590.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated March 30th, 1944,
we enclose herewith the following documents in connection
therewith.

1. Copy of application number 99892-L, dated March 30th, 1944, registering a Deed from Sun Life Assurance Co. of Canada to Iwao KIMURA.
2. Copy of application number 99893-L, dated March 30th, 1944, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 99894-L, dated March 30th, 1944, registering the property in the name of Margaret Deruse Madison (Deed).
4. Duplicate of Deed from Sun Life Assurance Co. of Canada to Iwao KIMURA, dated March 18th, 1944.
5. Duplicate of Transmission dated March 23rd, 1944.
6. Duplicate of Deed dated March 23rd, 1944 - Secretary of State to Margaret Deruse Madison.
7. Certificate of Indefeasible Title No. 99894-L, dated April 4th, 1944, covering the above property in the name of Margaret Deruse Madison.

DAC:JS
Encls.

H. J. Cramer

1676

April 10th, 1944.

Mr. Iwao KIMURA,
Reg. No. 08666,
Lemon Creek,
Slocan, B. C.

Dear Sir:

With reference to your property at 2129 Pine Street which has recently been sold for \$1700.00, you will be advised in due course of the net proceeds to be credited to your account as the result of this sale---there will of course have to be paid the balance outstanding to the Sun Life Assurance Company under the Agreement for Sale, namely the sum of about \$465.00.

Mrs. England, the tenant, at one time did hope to purchase the property but was not able to raise the necessary funds. She has written us as per the copy of letter enclosed, dated March 28th, and in view of the money and time she has apparently spent on your property we shall be glad to know if you will be agreeable to allowing her a portion of the \$89.00 she has expended.

In any event, as she paid half the cost of repairs to the basement, namely \$14.00, we think this should be refunded to her, but we would suggest that if she were allowed, say, \$40.00 or \$50.00 this would meet the case.

Will you please advise us on this matter at your earliest convenience, and to facilitate your prompt reply a stamped addressed envelope is enclosed.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc.

176

Date... April 14/44.....

Mr. *Donet*.....

Re: 2129 Pine Street.....

File..... 1676.....

[Handwritten signature]

This property has been sold and title is ready for delivery.
Will you please also note below the rental status at this time so
that I may complete the closing adjustments with the purchaser.

[Handwritten signature].....

Rents since effective date of sale..... April 14/1944.....
(less commission)

Net rent month ending.....
" " " "
" " " "
" " " "

Paid out since effective date

Items.....
.....
.....
.....
.....

Rent paid to bank 3/1/44 \$2000
(no comm)
water paid Jan/June 7 00

1676

April 18, 1944.

Mr. Juan KIMURA,
Registration No. 08666,
Lemon Creek,
Alcon, D. C.

Dear Sir:

Re: Catalogue No. 176
2129 Pine Street
HTI-11612/116/526

Please be informed that 2129 Pine Street has been sold as of March 14, 1944 for the sum of \$1,700.00 which is in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$1,700.00
Less balance paid on Agreement and Option account	349.99
Less real estate agent's commission @ 5%	<u>85.00</u> 554.99
Net credit to your account	<u>\$1,145.01</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:MA
cc H. C. Security Commission

1476

April 21, 1944.

The City of Vancouver,
City Hall,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 176
2129 Pine Street
N31/11612/268/526

Contrary to our letter of April 18, 1944 please be informed
that the name of the new owner of the above property is Mrs. Margaret Dewise
Madison, 3273 West 2nd Avenue, Vancouver, and not Mrs. Margaret Deruse.

Yours truly,

George Peters,
Administration Department.

GP:MA

13 Guilbault Ave.
Montreal P.Q.
April 25th 1944

The Custodian,
506 Royal Bank Building,
Hasting & Granville Sts.,
Vancouver B.C.

EVACUATION SECTION	
FILED	MAY 1 1944
FILE NO.	1676
APPROVED	DAVE

Dear Sirs,

In regard to your letter of April 10th 1944 concerning my property at 229 Pine St. I was greatly shocked to learn the said property was sold without my consent. Before leaving Vancouver I was given assurance by the custodian that the property would not be sold but kept in your care for the duration. After all that assurance and trust to have the property sold without even a warning is a severe blow!

As for allowing you to pay Mrs. England for improvements on the house I see no reason why I should permit you to pay her any sum at all. If she had wanted them paid the Sun Life Assurance Company would have looked after it for her as they have done various other things. I will certainly not allow you to pay her for anything she did on her own!

Yours truly,
John J. [Signature] 0866
73 GUILBOULT AVE.
MONTREAL P.Q.

73 Guilbault Ave.
Montreal P.Q.
May 12 1944

The Custodian -
306 Royal Bank Bldg.
Hastings & Mainville
Vancouver B.C.

EVACUATION SECTION	
Rec'd	MAY 6 1944
File No.	1676
Ans.	
Refused	Do not

Dear Sirs -

I received today your letter of April 18
1944 which was forwarded to me from
Lemon tree Street B.C.

In regards to the sum of \$1,145.41 which
I am entitled to I wish to have the full
amount sent to me immediately.

Yours truly,
Lemo Kinnear
"08666"

My address -
1000 Kinnear
73 GUILBAULT AVE.
MONTREAL P.Q.

1676

May 2, 1944.

Mrs. A. E. England,
2129 Pine St.,
Vancouver, B. C.

Dear Madam:

With reference to your letter of the 28th of March, a copy of which we sent to the Kimuras, we would advise you that we have now heard from Mr. Kimura, who is apparently very distressed at the sale of his property, and under no consideration will he allow you anything for repairs, etc. you have made at the house. In view of the nominal rent you have been paying for this property, we do not feel it is a great hardship to you to stand the expenses involved and we regret we can do nothing further in this matter.

Yours truly,

P. Douet
Administration Department

PD/ms

1676

May 2, 1944.

Mr. Iwao KIMURA,
Registration No. 08666,
73 Guilbault Ave.,
Montreal, Que.

Dear Sir:

We are in receipt of your letter of the 25th ultimo regarding the property at 2129 Pine Street and understand your anxiety in learning that your property has been sold, but of course, you knew from the press, etc. that all Japanese property in the protected area was being sold, and would say that this office is merely carrying out instructions of the government, namely making an orderly liquidation of Japanese property.

We note you are not prepared to allow anything to Mrs. England for repairs, etc. and we have informed her accordingly.

In due course you will be advised of the nett proceeds to be credited to your account from the sale of this property.

Yours truly,

P. Douet
Administration Department

PD/ms

13 Guilbault Ave.
Montreal P.Q.
June 4th 1944

The Custodian -
506 Royal Bank Bldg.
Hastings & Grenville
Vancouver B.C.

EVACUATION SECTION	
Rec'd	JUN 12 1944
File No.	1676
Referred	Peter D. Sout

Dear Sirs -

In regards to the sum of \$1,145.41 which is
due me from the sale of my property at 2129
Pine St. I wish to inform you I'm in need of
money and wish the said sum sent to me
immediately.

I have left the interior internment camp
but permanently and have hopes of settling
here. As you know I am self supporting but
due to low wages for unskilled labourers and
the high cost of living I find it very difficult
to "get along" so please send what is due me as
soon as possible.

Yours truly,
J. J. J. J.
*08666.

W. 4997
J. 21

1676

REGISTERED A/R

June 12, 1944.

Mrs. Margaret D. Madison,
3273 West 2nd Avenue,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 176
2129 Pine Street
N31°/111°12'26.6"/526

Attached is Certificate of Title No. 99894-L registered
in your name and covering the above property.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to J. L. Clark Realty Co.
cc to Sun Life Assurance Co.

1676

June 13, 1944.

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

Dear Sirs:

Re: Catalogue No. 176
2129 Pine Street
131/11412/268/326

Sale of property catalogued as No. 176 has been completed
by delivery of title to the purchaser, Mrs. Margaret Denise Madison, 3273
West 2nd Avenue. We enclose commission cheque for \$85.00 representing 5%
of the sale price payable to your order.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 176
File No. 1676

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

Dear Sirs:-

Re: 2129 Pine Street

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,

M. Dennis Macdonald Signed

Catalogue No. 176
File No. 1676
2129 Pine Street
N31'11 & 12/268/526

TITLE RECEIPT

POST OFFICE DEPARTMENT		ACKNOWLEDGMENT	
EVACUATION SECTION JUN 15 1944		AVIS DE REÇU Date et Lieu	
This receipt is filled in by the sender who will indicate below his full address. Le récépissé est rempli par le destinataire d'origine.		To be filled in by sender who will indicate below his full address. À remplir par l'expéditeur qui doit inscrire ci-dessous son adresse complète.	
REGISTERED ARTICLE Envoi recommandé			
ENTERED AT THE OFFICE OF Registration Bureau de Régistration		RETURN TO Office of the Custodian, Retourner à	
DATE UNDER NO Kous le 15645		506 Royal Bank Bldg., Vancouver, B. C. (File 1676 EB)	
ADDRESSED TO MRS. M.D. Madison, Address 3273 West 2nd Ave., Vancouver, B. C.		STREET AND NUMBER Rue et numéro (1) VANCOUVER, B. C.	
SSE-350,000-5-1-43		PLACE OF ORIGIN OF REGISTERED ARTICLE Lieu d'origine de l'objet recommandé (1) IN PRINTED CHARACTERS En lettres moules CANADA	

FILE NO. 1676
CATALOGUE NO. 176

cf bag
\$111.55
July 7/44

MEMORANDUM.....

Re: Sale of property... *2129 Pine Street*

Sale of the above property has been completed and relevant papers have been removed to a special real property file now sent to you with the master file. You will wish to review this for the proper continuation of your administration of the assets disclosed. This file is now restored to general circulation.

SP



73 Guilbault ave.
Montreal 18 P.Q.
Oct. 17th 1944

The Custodian,
506 Royal Bank Bldg.
Hastings & Champlain
Vancouver B.C.

EVACUATION SECTION	
Rec'd	OCT 23 1944
File	1676
Ans.	
Referred	<i>Donut</i>

Mrs. Sins -

From the sale of my property at 2129
Pine St. Vancouver received a cheque of
one thousand (1000.00) dollars with a credit
balance of one hundred eleven dollars and
fifty-five cents. (111.55), still outstanding.

I am doing all I can to call my
dependents who are still residing in Slokan
and am in need of more money so please
send me the amount due me as soon as
possible. //

Yours truly,

W. S. Sins
*08666.

October 25th, 1944.

Attn: Mr. H. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs: Re: Imao KIMURA - #08666

You will recall that at the end of June this year at the request of the above, who is in Montreal, we forwarded him \$1000.00 from funds standing to his credit from the sale of his property at 2129 Pine Street, Vancouver, B. C. This has left him with a credit balance of \$107.55.

We have now received a request from this evacuee for the balance of these funds and he writes as follows:

"I am doing all I can to care my dependents who are still residing in Slocan and am in need of more money so please send me the amount due me as soon as possible."

Will you please advise if it is in order for us to send forward the remaining funds on hand?

Thanking you,

Yours truly,

P. Doust,
Administration Department.

PD/ER