

1692

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 1692

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: KUROYAMA, (Chieno) Mrs. TokumatsuHOME ADDRESS: 112 Kingsway, Port Alberni, B. C.REGISTRATION NUMBER 07454 SEX: Female AGE: 53OCCUPATION: Housewife

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

EMPLOYER: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: Tokumatsu *See 1734 for 1932 census*ADDRESS OF WIFE OR HUSBAND: 112 Kingsway, Port Alberni, B. C.NAMES OF ANY LIVING CHILDREN: Arnold (M)
*May 1929*ADDRESS OF CHILDREN: 112 Kingsway, Port Alberni, B. C.AGE OF CHILDREN: 14 yrs.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot 18 Block 103 Port Alberni, B. C.
112 Kingsway, Port Alberni, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 18 room boarding house, frame building.

3. INSURANCE (Give particulars; state where policies are) Turner Bros., Port Alberni, B. C.
for \$2500. Policy left with Turner Bros.

4. TAXES (Amount and where payable) Approx. \$90 payable to Port Alberni Assessment Dist.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
Japan & Canada Trust Savings Bank, Powell St., Vancouver, B. C. have mortgage for
\$1050.00 at 6% int.

6. OCCUPANCY AND LEASES (If vacant so state) vacant.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Japan & Canada Trust Savings Bank, Powell St., Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Japan & Canada Trust Savings Bank.
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 112 Kingsway, Port Alberni, B. C.
2. LANDLORD'S NAME AND ADDRESS: Self
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: added 7/5/47 1 shipped
1 Sewing machine \$110 and 2 boxes of kitchen utensils left in warehouse at Port Alberni, B. C. in charge of Police.
5 sacks of rice at \$10 a sack at C. P. R. Wharf, Vancouver, B. C.
Household effects left at house at 112 Kingsway, Port Alberni, B. C. as per list attached. Key of house with Turner Bros. Port Alberni, B. C.
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)

Mr. Kawaguchi, Port Alberni, B.C. \$40.00 S. Mori, late Port Alberni \$160.00 ✓S. Hirato, late Port Alberni \$90.00 S. Nakata \$112.00 Malmolet, B. C.

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

None8. BANK ACCOUNTS: None9. LIFE INSURANCE: The Family Beneficiary Society, 663 Granville St., Vancouver, B. C.
Crt. of Memb. # A3324 Beneficiary husband, Tokumatsu Kuroyama. Certificate in possession
of declarant.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. 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 30th day of March 1942.Kamunns

Witness

(Signature)

DA 421cannot write English

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Sept. 1/43

File No. 1692

1 Name KUROYAMA (Chieno) Mrs. Tokumatsu
(Surname in Block Letters)

Registration No. 07654

Male - Female ☒
(check)

Age Feb. 17, 1888

Former Address 112 Kingsway, Port Alberni, B. C.

Date Evacuated 28/5/42

Naturalized - Canadian-Born - National
(check)

Present Address Bridge River, B. C.

Married - Single ☒
(check)

Name of Wife -

Name of Husband Tokumatsu #07668

Name of Mother KONDO, Yasu (Dec'd) Name of Father KONDO, Tobei (Dec'd)

Names of Children under 16

See husbands sheet

Arrested by E. C. T.

Registered with Custodian (Yes or No)

Additional Information

20th April 1942.

G. W. McPherson, Esq.,
Authorized Deputy of the Secretary of State
and/or Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

re: Mrs. Tokumatsu (Chieno) Kuroyama.
Registration No. 07654.
File No. 48.

In accordance with your request dated 1st April 1942,
I have investigated and taken control of the following property as
recorded on the above woman's registration form dated 30th March 1942.

Real Property:

Lot 18, Block 103, Port Alberni, B. C.,
112 Kingsway, Port Alberni, B. C.
18 room boarding house, frame building.

Personal Property:

1 Sewing machine, #110, and 2 boxes kitchen
utensils left in warehouse at Port Alberni,
B. C., in charge of Police.
5 Sacks of rice at \$10.00 a sack at C. P. R.
Wharf, Vancouver, B. C.

Household effects left at house at 112 Kingsway,
Port Alberni, B. C., as per list. Key of house
with Turner Brothers Ltd., Port Alberni, B. C.

In connection therewith I have to report as follows:

1. Location:

The location of the property is about 200 feet south of
Argyle Street and a stone's throw from the B. & N. Station.

2. Ownership:

The property is registered in the name of Chieno Kuroyama
subject to a mortgage in favor of Japan and Canada Trust Savings
Company dated 18th January 1940 for \$1,250.00 at 6% per annum.

3. Land and Building:

The lot on which the house stands is 33' x 125'. The
house is about fifteen years old, is fairly well built, with roof in
fair condition. The rooms, however, are not generally in good condition

3. Land and Building: (continued)

many of the windows appearing to need attention and repairs. The house generally was found in a dirty condition. Mr. Turner of Turner Brothers Ltd. holds the key. There are eighteen rooms. The house is unpainted inside and only painted in parts outside. There is a chimney in the kitchen. There is no basement. There is one toilet upstairs and a very poor toilet under a shed outside, but close to the house. The whole property gives an appearance of neglect.

The approximate value is \$2,000.00.

4. Inventories:

Household Furniture:

The list of household effects as itemized on the list attached to the form were found on the premises, as were also the items listed below. The values shown are estimated realizable values:

25 Chairs	\$ 7.00
1 Kitchen stove	30.00
1 Tank (hot water)	10.00 <i>feature</i>
1 Rusty Empire heater	5.00
1 Large heater	20.00
1 Gramophone (old)	5.00
3 Three-quarter size beds	10.00
3 Single beds	16.00
7 Double beds	45.00
15 Mattresses (very old)	20.00
1 Table Lamp	3.00
6 Boxes said to contain kitchen utensils (unable to verify and value)	-
1 Tool box in attic (unable to verify and value)	-
1 Box blankets and comforters (unable to verify and value)	-
1 Kori full of pillows	9.00
1 Grated box kitchen utensils - under a staircase - (unable to verify and value)	-
3 Rooms with linoleum (poor)	2.00
7 Clothes dressers	20.00
1 Bath mat	6.00
1 Toilet	10.00 <i>feature</i>

Also:

1 Kitchen table and bench	3.00
1 Round dining table	4.00
1 Water jug	1.00
7 Small tables	4.00
2 Large tables	4.00
1 Bench (wooden)	1.00
1 Settee	2.50
2 Round tables (poor)	2.00
4 Bed springs (in large room)	15.00

\$ 254.50

4. Inventories:

Household Furniture: (continued)

This inventory discloses one more clothes dresser than shown by Kuroyama.

There is also one sewing machine and two boxes of kitchen utensils left stored with the Police at "Ota's Place", Port Alberni, B. C.

Moneys Owning:

The registration form records four debts owing to Mrs. Kuroyama as follows:

Mr. Kawaguchi	Port Alberni, B. C.	\$ 40.00
S. Mori	late Port Alberni, B. C.	\$160.00
S. Hirato	late Port Alberni, B. C.	\$ 90.00
S. Nakata	Ucluelet, B. C.	\$112.00

I have not been able to confirm these.

5. Insurance:

A fire insurance policy for \$2,500.00 on the building has been taken out with British America Assurance Company, B. C. Policy No. 28023. Turner Brothers Ltd., Port Alberni, B. C., are the agents.

6. Liabilities:

I have confirmed from the Japan and Canada Trust Savings Company that the present balance of the mortgage is \$1,050.00 with interest paid to 31st March 1942.

Taxes on the property have been paid for 1941.

7. Recommendations:

- (1) That all the household furniture be sold at auction, if the owner agrees.
- (2) That the house be then properly cleaned out so as to be in a rentable condition.
- (3) That the house be advertised for rent.

Yours faithfully,

H. Hinton

HGH:LMS

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
OTHER SIDE WAS DULY DELIVERED ON THE _____ 19____
TO THE ADDRESS SHOWN IN

Office of destination
Bureau de destination



SIGNATURE OF THE ADDRESSEE (1) _____
Signature du destinataire

Amersingh

OF ADDRESSEE'S REPRESENTATIVE (2) _____
du représentant du destinataire

OF THE POSTMASTER OF THE OFFICE OF DESTINATION (3) _____
de l'agent du bureau de destination

Am

- (1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau de destination, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature du son représentant doivent paraître sur ce reçu.

✓

REAL PROPERTY SUMMARY

Cat. No. 708.

File No. 1692.

Name: Chieno (Mrs. Tokumatsu) KUROYAMA.

Reg. No. 06754.

Address: 112 Kingsway, Port Alberni, B. C.

Legal Description: Lot 18 in Block 103 of Lot 1, Alberni District, Plan 197.

Classification: 18-room Boarding House.

Registered in the name of: CHIENO KUROYAMA.

State of Title (20816-N & 23601-N, each for: "An undivided half interest in Lot 18 in Block 103 of Lot 1 Alberni District, Plan 197"): Outstanding balance (\$1,050.00) of registered (94577-G) mortgage for \$1,250.00, plus interest @ 6% (\$99.70) was paid out of proceeds, the property being transmitted into name of Custodian under Title No. 35768-N.

Sold to: AMER SINGH and GURBACHAN SINGH for \$1500.00 (Cash).

As at: April 4th, 1945.

New Title (35769-N) delivered to Amer Singh and Gurbachan Singh on: June 22nd, 1945.

Net proceeds (\$267.83) released to credit of Mrs. Chieno KUROYAMA on: Apr. 27/45.

Completed sales statement to Evacuee sent on: July 28th, 1945.

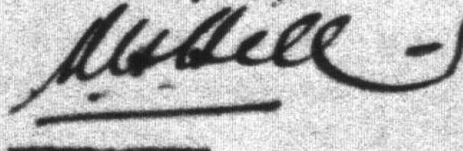
Chattels: Balance on premises (appraised Apr. 17/45 @ \$37.70) included in sale of Real Property.

Insurance: Transferred to Purchasers (Apr. 4/45).

Administration: This property consists of a large frame building about 15 years old at time of evacuation, situated on a 33' x 125' lot "a stone's throw" from the railway station. Messrs. H. F. Green and R. G. Bell of this office inspected the property on July 22/44, and confirmed our Agent's (H. G. Hinton) report of Apr. 20/42, which read, in part: "The house generally was found in a dirty condition....(it) is unpainted inside and only painted in parts outside. There is no basement. One toilet upstairs and a very poor one under a shed outside. The whole property gives an appearance of neglect."

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

28th November, 1947.


R. G. Bell

RGB/P.

12th April, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 1692

NAME: Chieno Kuroyama

CATALOGUE NO: 708

RE: 112 Kingsway, Port Alberni, B.C.
- Rooming House

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 18 in Block 103 of Lot 1,
Alberni District, Plan 197.

Encumbrances:

94577-G Mortgage, inter alia, for
\$1250.00 at 6% per annum in favour
of Japan & Canada Trust Savings
Company from Chieno Kuroyama.
Application received 20.1.40 at
10.04 a.m. Certificate of Charge
issued 19.2.40. Mortgage not to
be dealt with without consent of the
Controllers of Japan and Canada Trust
Savings Company.

Balance of approximately \$1,050.00
plus interest to be paid from proceeds
of sale.

Taxes:

1944 taxes paid - no arrears or
consolidated.

Vested:

51133

VALUATION BY APPRAISER:

\$1400.00

AMOUNT OF BID:

\$1500.00

APPROVED BY ADVISORY COMMITTEE:

15th March, 1945.

AMOUNT RECEIVED BY CUSTODIAN:

\$1500.00

NAME OF PURCHASER:

Amer Singh and Gurbachan Singh.

K.W. WRIGHT

KWR/DG
Attache

COPY

This Indenture

duplicate
made in triplicate the 18th day of January
one thousand nine hundred and forty

In Pursuance of the "Short Form of Mortgages Act"

Between

CHIENO KUROYAMA, of 112 Kingsway Street,
in the City of Port Alberni, Province of British
Columbia, Fisherman's wife,
(hereinafter called "the Mortgagor") of the FIRST PART
AND

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

JAPAN AND CANADA TRUST SAVINGS COMPANY,
a Trust Company with head office at the corner of
Powell Street and Dunlevy Avenue, City of Vancouver,
Province of British Columbia.

(hereinafter called "the Mortgagee") of the SECOND PART.

WITNESSETH that in consideration of the sum of ONE THOUSAND TWO HUNDRED AND
FIFTY-----Dollars (\$1,250.00)

of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt
whereof is hereby by him acknowledged), the said Mortgagor **DOETH GRANT AND MORTGAGE**
unto the said Mortgagee, his heirs and assigns forever **ALL** that certain parcel or tract of land
situate in the City of Port Alberni, in the Province of British Columbia,
more particularly known and described as Lot Eighteen (18), Block
One Hundred and three (103), of Lot One (1), Alberni District,
Plan No. 197.

PROVIDED this mortgage to be void on payment of the sum of ONE THOUSAND TWO HUNDRED AND FIFTY (\$1,250.00)-----Dollars

of lawful money of Canada, with interest at Six (6%)-----per cent. per annum, as well after as before maturity, as follows:

The said sum of \$1,250.00, to be due and payable on the 18th day of January, A. D. 1941, together with interest on all moneys from time to time outstanding on this mortgage at the rate of 6% per annum as well after as maturity of this mortgage payable monthly on the last day of each and every month during the continuance of this mortgage,

the first payment of interest to be made on the 29th day of February next (1940), arrears of both principal and interest to bear interest at the rate above mentioned, and such interest on arrears to be a charge on the land in the same manner as all other money hereby secured. And taxes and performance of Statute Labor, and observance and performance of all covenants, provisos and conditions herein contained.

THE said Mortgagor covenants with the said Mortgagee that the Mortgagor will pay the mortgage money and interest and observe the above proviso; that the Mortgagor has a good title in fee simple to the said lands.

And that he has the right to convey the said lands to the said Mortgagee. And that on default the Mortgagee shall have quiet possession of the said lands free from all encumbrances.

And that the said Mortgagor will execute such further assurances of the said lands as may be requisite. And that the said Mortgagor has done no act to encumber the said lands.

And that the said Mortgagor will insure the buildings on the said lands to the amount of not less than the principal money hereby secured in dollars currency. Provided that if and whenever such sum be greater than the insurable value of the buildings, such insurance shall not be required to any greater extent than such insurable value; and if and whenever the same shall be less than the insurable value, the Mortgagee may require such insurance to the full insurable value. And it is further agreed that the Mortgagee may require any insurance of the said buildings to be cancelled and a new insurance effected in the office of any company named by him and also may of his own accord effect or maintain any insurance herein provided for, and any amount paid by him therefor shall be forthwith payable to him with interest at the rate aforesaid by the Mortgagor and shall be a charge upon the said lands.

AND the said Mortgagor doth release to the said Mortgagee all his claims upon the said lands, subject to the said proviso. The Mortgagor covenants with the said Mortgagee that he will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisos herein contained, the principal hereby secured shall, at the option of the Mortgagee, forthwith become due and payable, and in default of payment the powers of sale hereby given may be exercised.

PROVIDED that the said Mortgagee on default of payment for two months may on one month's notice enter on and lease or sell the said lands. And provided also that in case default be made in payment of either principal or interest for three months after any payment of either falls due, the said powers of entering and leasing or selling or any of them may be acted upon without any notice by the said Mortgagee. And also that any contract or sale made under the said power may be varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale may be either by public auction or private sale, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold.

PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for arrears of principal in the same manner as if the same were arrears of interest.

PROVIDED that in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, moneys, liens, cost of suit or matters relating to liens or encumbrances on said lands or pay any property, mortgage or income tax imposed, or that may be imposed on the Mortgagee or the Mortgagor in respect of the said property or the Mortgage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage, and valuers' fees, together with all costs and charges, including all solicitors' charges and commission for the collection of any overdue interest, instalment of principal, insurance premiums, and all other moneys whatsoever payable by the Mortgagor hereunder, which may be incurred by taking proceedings of any nature in case of default by the Mortgagor, and the amount so paid or incurred shall be a charge on the said lands in favor of the Mortgagee and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other powers thereunto enabling, shall be forthwith exercisable.

PROVIDED that any demand or notice herein referred to may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published or circulating in the county or district in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said powers shall not be affected.

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

AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. Provided the Mortgagee may in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

IT IS AGREED that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off.

AND IT IS AGREED AND DECLARED that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the mortgage money to be apportioned upon or in respect of any such part or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands for such consideration as he shall think proper, or without consideration if he sees fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

AND IT IS ALSO AGREED that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except after three months' notice in writing to the Mortgagee, at the rate aforesaid in full to date of payment, and a further sum equal to three months' interest thereon as aforesaid by way of bonus.

AND IT IS FURTHER AGREED that in case default be made and the mortgage moneys be recovered or payment be obtained before maturity by action or by any other remedy or means, or in case of sale, the Mortgagee may collect and retain, whether out of the proceeds of the sale or otherwise, an amount equal to three months' interest at the rate aforesaid upon the capital so recovered by way of indemnity.

AND ALSO IT IS AGREED that neither the preparation nor the registration of this mortgage shall bind the Mortgagee to advance the money hereby intended to be secured.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos, and agreements, rights, powers, privileges, and liabilities contained in this mortgage shall be read and held as made by and with and granted to and imposed upon the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, as if the words "heirs, executors, administrators, successors and assigns" had been inscribed in all proper and necessary places. Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

In Witness Whereof

the said parties have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature,
Address, and
Occupation of
Witness.

C. Kuroyama written Japanese (Seal)

C. Kuroyama

R. H. Turner

Port Alberni, B. C.

Acknowledgment of Officer of a Corporation

I **Hereby Certify** that, on the _____ day of _____, 194____, at _____, in the _____, (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 the said _____, and that he is the person who subscribed his name to the annexed instrument as _____ and affixed the seal of the _____ 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 _____, British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and forty _____.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

10504905 to
rep 20/6/40

Lot 18,
Blk. 103,
Lot 1,
Alberni District,
Plan 197,
City of Port Alberni

The Office of the Notary Public, Law Offices and Land Office,
Vancouver, B.C.

(LONG FORM)

Mortgage

Japan and Canada Trust
Savings Company

—TO—

Chieno Kuroyama

Date 18th January 1940.

No. 94577B-297 Jan./40

ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)

I **Hereby Certify** that, on the 18th day of January, 1940, 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 _____, she is the person mentioned in the annexed Instrument as the maker thereof, and whose name is subscribed thereto as part Y, that she knows the contents thereof, and that she 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 the City of _____, British Columbia, this 18th day of January, in the year of our Lord one thousand nine hundred and forty _____.

R. H. Turner

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

A Justice of the Peace and for the
Province of British Columbia.

AFFIDAVIT OF WITNESS

Province of British Columbia
To Wit:

- I, _____, of the _____, in the Province of British Columbia, make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by _____ the part thereto, for the purposes named therein.
 2. The said instrument was executed at _____ of the full age of twenty-one years.
 3. I know the said part, and that _____ of the full age of sixteen years.
 4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____, in the Province of British Columbia, this _____ day of _____, 19____.

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

Discharge of Mortgage

Know all Men by these Presents

That **JAPAN AND CANADA TRUST SAVINGS COMPANY**, a duly incorporated Company under the Trust Companies Act, having an office in The Royal Bank Building, in the City of Vancouver in the Province of British Columbia,

DO HEREBY CERTIFY

That **Chieno Kuroyama**, formerly of 112 Kingsway Street, in the City of Port Alberni, Province of British Columbia, Fisherman's wife,

of -----
in the Province of -----
has satisfied all money due or to grow due under a certain Indenture of Mortgage made by

the said **Chieno Kuroyama**

as Mortgagor, to **Japan and Canada Trust Savings Company** as Mortgagee
for the sum of **One thousand two hundred and fifty** ----- Dollars,
which said Mortgage bears date the **18th** day of **January** **1940**
and was registered in the Land Registry Office in the City of **Victoria** in the Province
of **British Columbia** on the ----- day of -----
19 --, under number **94577-G**

The following is the description of the lands and premises released and discharged hereunder:--
All and singular that certain parcel or tract of land and premises situate, lying and being

in the City of Port Alberni, in the Province of British Columbia, and being more particularly known and described as Lot Eighteen (18), in Block One hundred and three (103), of Lot One (1), Alberni District, according to a plan filed in the Land Registry Office at the City of Victoria, B. C. and numbered 197.

AND

it is

~~(WE)~~ DO FURTHER CERTIFY that the said Mortgage has not been assigned; that ~~it is~~
entitled to receive the money; and that said Mortgage is therefore discharged.

IN WITNESS WHEREOF JAPAN AND CANADA TRUST SAVINGS COMPANY has
SIGNED, SEALED AND DELIVERED & caused its corporate seal to be hereto
affixed in the presence of its proper officer
this 25th day of April A.D. 1945

SIGNED, SEALED AND DELIVERED

in the presence of

Signature

Address

Occupation

(If given by a Company) The Common Seal
of

was herewith affixed in the presence of:

THE CORPORATE SEAL OF JAPAN AND
CANADA TRUST SAVINGS COMPANY
was hereto affixed in the presence
of

Wm. A. Field
Comptroller.

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the day of April, 1945 at the City of Vancouver, in the Province of British Columbia, Frederick Field (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 Comptroller of Japan and Canada Trust Savings Company and that he is the person who subscribed his name to the annexed instrument as Comptroller of the said Japan and Canada Trust Savings Company and affixed the seal of 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 the City of Vancouver in the Province of British Columbia, this day of April in the year of our Lord one thousand nine hundred and forty-five.

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.

Walsh Bull Housser, Tupper
Day & Carroll.

The Clarke & Stuart Co., Limited, Law Printers and Stationers
Vancouver, B.C. From No. 22

Discharge of Mortgage

Chaleno Infogran

TO—

Japan and Canada Trust
Savings Company

Dated April 1945

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY CERTIFY that, on the day of, 1945, at the City of Vancouver, in the Province of British Columbia, Frederick Field (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 that know the contents thereof, and that executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at the City of Vancouver in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and forty-five.

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:

I, Frederick Field, of the City of Vancouver, 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 Frederick Field the part thereto, for the purposes named therein.
2. The said instrument was executed at the City of Vancouver.
3. I know the said part Frederick Field, and that he 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 the City of Vancouver, in the Province of British Columbia, this day of April, 1945.

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

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



LAND REGISTRY OFFICE
VICTORIA

File 1692
bat 708

May 18th, 1945

Japan & Canada Trust Savings Co.,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

With reference to application
for cancellation of Mortgage 94577-G, Japan and
Canada Trust Savings Co., and Chieno Kuroyama,
will you please forward to us Certificate of Charge ✓
covering above mortgage which was mailed to you
on 19th February 1940.

Yours truly,

H.J. Crane
Registrar

per *[Signature]*

PD/LS

RECEIVED
MAY 19 1945

Accused *[Signature]*

1692.
Catalogue No. 708.

May 5th, 1945.

P. S. Ross & Sons,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Your file 295-121
Japan & Canada Trust Savings Co.
Lot 18, Blk. 103, Lot 1, Plan 177,
Alberni District.

We enclose herewith our cheque No. 6251, in the
sum of \$1,158.82, being payment of Mortgage to Japan &
Canada Trust Savings Co.

Principal	\$1,050.00
Interest to 6/5/45	<u>108.82</u>
	\$1,158.82

Mortgage No. 94577-G.

Kindly acknowledge receipt.

Yours truly,


D.A. Crasor
(Conveyancer)

DAC:JS
Encl.

Catalogue No. 708
File No. 1692
112 Kingsway St., Port Alberni
18/103/1/Alberni/197

June 7, 1945.

AMEN SINGH AND GUMBACHAN SINGH
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 4, 1945)

	CREDIT	DEBIT
Purchase price	\$1,500.00	
Cheques received		\$1,500.00
Seller's proportion of taxes for 1945 - 93/365 x \$89.22		22.73
<u>Amount of rent collected</u>		
April 11th to April 22nd - 12/30 x \$26.60		10.64
Registration fees on deed - \$1,500.00	7.25	
Insurance premium - 6/365 of \$44.00	.72	
Insurance premium - 10/4/45 to 10/4/46 - \$35.20	35.20	
Water paid to April 30/45 - \$4.00 per month - 26 days	3.46	
Balance owing by purchaser		13.26
	<u>\$1,546.63</u>	<u>\$1,546.63</u>

BALANCE OWING BY PURCHASERS

\$13.26

STATEMENT RE SALE OF:

Name: KUROYAMA, Chieno #07654

Catalogue No: 708

File No: 1692

Street Address: 112 Kingsway, Port Alberni, B. C.

Legal Description: 18/103/1/197

Date of Sale and Adjustments April 4, 1945.

Sale Price		\$1,500.00
------------	--	------------

Real Estate Agents Commission	\$ 75.00	
-------------------------------	----------	--

Charge for Valuation	7.50	
----------------------	------	--

Charge for Advertising	4.00	
------------------------	------	--

Land Registry Office Transmission Fee	3.50	
---------------------------------------	------	--

Encumbrances:

~~Unpaid Vendor~~

Mortgage	1158.82	
----------	---------	--

~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance		35.92
----------------	--	-------

Taxes	22.73	
-------	-------	--

Water		3.46
-------	--	------

\$1271.55	\$1,539.38
-----------	------------

Net Proceeds credited to your account as of April 4/45	\$267.83
--	----------

Date: July 23, 1945.

Compiled by: George Peters

File No. 1692.
Catalogue No. 708.

June 16th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Chieno KUROYAMA
Lot 18 in Blk. 103 of Lot 1,
ALBERNI DISTRICT. Plan 197.

With reference to the above property which was recorded in the Victoria Land Registry Office, May 9th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 50315, dated April 27th, 1945, registering Release of Mortgage.
2. Copy of application number 35768-N, dated April 27th, 1945, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 35769-N, dated April 27th, 1945, registering the property in the names of Amer Singh and Gurbachan Singh (Deed).
4. Discharge of Mortgage dated April 25th, 1945.
5. Duplicate of Transmission dated April 17th, 1945.
6. Duplicate of Deed dated April 17th, 1945 - Secretary of State to Amer Singh and Gurbachan Singh.
7. Certificate of Indefeasible Title number 35769-N, dated May 26th, 1945, covering the above property in the names of Amer Singh and Gurbachan Singh.

DAC:JS
Atch.

D. A. Cramer

File No. 1692.
Catalogue No. 708.

April 12th, 1945.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. D. A. Cramer

Chinese KUROYAMA - Reg. No. 07654
Lot 12 in Bk. 103 of Lot 1,
ALBANY DISTRICT, Plan 197.
Certificate of Vesting No. 51132.

ENEMY SECTION	
Rec'd	APR 12 1945
File No.	
Ans'd	
Refer'd	MSS Kalam

We attach herewith the following documents in connection with the sale of the above described property.

1. Original Certificates of Encumbrance (2).
2. Transmission in duplicate.
3. Deed in duplicate..... AMER SINGH and GURDACHAN SINGH.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificates of Indefeasible Title Nos. 20816-M and 23601-M, are in the Land Registry Office.

D. A. Cramer

DAC:JB
Atch.

Catalogue No. 708
File No. 1692
112 Kingway Street
Port Alberni, B. C.
18/103/1/A lberni/197

107654

KUROYAMA Shiro

Control of the above described property is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of this property have been settled.

Dated at Port Alberni this 18 day of June 1945.

Signed Amer Suigb

Signed Gusba Chon Jim gi

Return to the Custodian

✓

GENERAL SUMMARY

File 1692.

Chiene (Mrs. Tokumatsu) KUROYAMA

Reg. #07654.

This 53-year old wife of Tokumatsu KUROYAMA, a Naturalized-Canadian from Port Alberni, signed a Custodian "JP" form on the 30th March, 1942. She was evacuated on the 28th May, 1942.

Her husband, Tokumatsu (File 1736), a Naturalized-Canadian fisherman from Port Alberni, signed a Custodian "JP" form on the 20th March, 1942. He declared "everything" to be in wife's name. He was evacuated on the 26th May, 1942.

Children: Hatsuho (D. 29); Fumito (S. 25); May (D. 23); Saishi (S. 20); Akira (S. 15).

The following is a summary of the contents of Mrs. Kuroyama's file made today:

Real Property: See Real Property Summary for particulars of Port Alberni property (Cat. 708) declared by this evacuee. This property, consisting of an 18-room Boarding House on a city lot, was sold (Apr. 4/45) for \$1,500.00, \$100.00 more than its appraised value. Outstanding balance (\$1,050.00) of registered mortgage (\$1250.00) was paid out of proceeds, net residue (\$267.83) being transferred to the credit of this account April 4th, 1945. A complete statement of the transaction was mailed to Mrs. Kuroyama July 28th, 1945.

Personal Property: Inventory of Chattels signed by Mrs. Kuroyama on Nov. 8/43, carried such comments by Custodian agent as "old", "very old", "poor", "unable to verify", etc., confirming the poor quality of everything on the premises. Rental Agents appointed by owner (and confirmed by this office) rented the Real Property to Chinese, the rent (\$28.00 per month) including the use of furniture and fixtures. Chattels Summary shows some articles were shipped to owner, at her request, on May 19th, 1942. A bath was sold, at owner's request, for \$15.00 (see May 5/44), and everything remaining was appraised (Apr. 17/45) by W. Burnip, Port Alberni Auctioneer, at \$37.70, and included in sale of Real Property.

Bills Receivable: The following Bills Receivable were declared in "JP" form (30/3/42):

(1)	\$ 40.00	Mr. Kawaguchi
(2)	\$160.00	S. Mori
(3)	\$ 90.00	S. Hirato
(4)	\$112.00	S. Nakata
(5)	\$485.30	Est. of Nobuto YAMAMOTO (File 2144).

(1), (3) and (4) could not be located; declarant advised (Jan. 30/45) receipt of \$100.00 from (2); this office succeeded in collecting \$351.97 out of the \$485.30 claimed under (5). This claim raised complicated legal issues with the Family Beneficiary Society and negotiations were protracted and at times difficult, and the result was undoubtedly much better than claimant could have accomplished single-handed. (Ref.: Apr. 8/43 and Aug. 4/44).

(Over)

GENERAL SUMMARY...Page 2.

File 1692.

Bonds, Shares, etc.: None.

Life Insurance: A Family Beneficiary Society policy (A3324) declared in "JP" form did not come under Custodian administration.

Liabilities: The only claim recorded in file, one of \$38.80, was rejected, claimant being so advised.

Funds: Balance of funds in Custodian's hands was remitted to Mrs. Kuroyama with our letter of November 17th, 1945, which included a resume of our administration of her affairs. This letter was duly acknowledged, with thanks, on Jan. 27/46.

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

28th November, 1947.

H. Bell

RGB/P.

✓

PERSONAL PROPERTY SUMMARY

File 1692.

Mrs. Chiemo KUROYAMA

Reg. No. 07654.

Chattels: All chattels declared are accounted for in attached Chattels Summary.

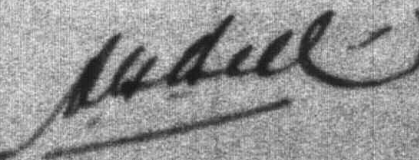
Accounts Receivable: Of 4 claims against Japanese debtors that were declared (\$40.00, \$160.00, \$90.00 and \$112.00) the only amount recovered was \$100.00 of the last item (\$112.00). Mrs. Kuroyama was advised that the other 3 debtors could not be located.

A claim for recovery of \$485.30 from the Estate of Nobuto YAMAMOTO, Reg. No. 07644, File 2144, was filed on the 15/10/1942, and raised complicated legal issues with the Family Beneficiary Society of Vancouver. A compromise settlement resulted in the recovery of \$351.97 of this amount through the Official Administrator (18/7/1944).

Life Insurance: Mrs. Kuroyama declared membership in the Family Beneficiary Society, Vancouver. Her Certificate (No. A3324) remained in her possession and under her administration.

Specified Articles: There is no evidence in this file of any Specified Articles (Camera, Radio, etc.).

There is no other personal property calling for comment
on this file at this date.
25th September, 1945.



Ref: 16/3/1945
 8: 16/5/1945

Apr. 17, 1945.
 P/s Chalmers
 KUROYAMA

112 Kingsway, Port Alberni.

LIST OF CHATTELS

(1) Articles in House

	28	Chairs	40 ⁰⁰ - 20		.....
	1	Kitchen stove (old)			.....
Fixture	1	Hot water tank -- presumably a fixture and not to be valued		fixture	.....
Fixture	1	Rusty Empire heater (old)		n.v.	.....
Fixture	3	3/4 size beds		n.v.	.....
Fixture	8	Single beds	1 only		.....
Fixture	6	Double beds			.....
Fixture	16	Mattresses (very old)			.....
	1	Table lamp			.....
		Linoleum laid in eight rooms (poor)			.....
	7	Clothes dressers			.....
F	1	Toilet (presumably a fixture and not to be included in the valuation)			.....
Fixture	1	Kitchen table and bench		fixture	.....
Fixture	7	Small tables		n.v.	.....
	1	Large table		"	.....
	1	Wooden bench		"	.....
	1	Settee			.....

(2) Stored in a Separate Room and cared for by Mr. Kaw:

	1	Gramophone (old)	broken		.....
	6	Boxes said to contain kitchen utensils			.....
	1	Tool box (in attic)			.....
	1	Box blankets and comforters			.....
	1	Kori full of pillows			.....
	1	Crated box kitchen utensils (under staircase)			.....
Fixture	1	Bath (?mat. This was valued by our investigating agent at \$6.00 which seems to be rather expensive for a bath mat. Perhaps the reference is to the bath later sold by you)		not found	.....
Home Made	1	Round dining table		H.M.N.V.	.....
Home Made	1	Coffee pot		n.v.	.....
Home Made	2	Round tables (poor)		H.M.N.V.	.....
	2	Bed springs (in large room)			.....

(3) Additional Articles claimed by Mrs. Kuroyama:

	1	Wash sink "unattached to the house"	Missing		.....
	1	Crosscut saw		"	.....
	2	Big double-handled saws		"	.....

H.M.N.V. = Home made, no value

(over)

- 1 Wash tub, medium size (perhaps either the wash
sink or the wash tub is the
bath later sold by you)

.....

TOTAL:

37.20

I certify that I have today examined the above effects and the
price shown opposite each article is, in my opinion, a just and
fair valuation.

Date April 17/45

Signed William B. Bump

TOICHI MITSUI

File # 1692.

Encl. Lr. Messrs. Turner Bros. Ltd.,
Port Alberni, B.C. July 9, 1942.

OFFICE OF THE CUSTODIAN

RECEIVED

JUL 20 1942

Mr. Kuroyama, 1742
LIST OF CHATTELS, owned by
Mrs. Tokumatsu KUROYAMA, # 07654.

- Use*
- 28 chairs. ✓
 - 1 kitchen stove. ✓
 - 1 tank (hot water). ✓
 - 1 rusty Empire heater. ✓
 - 1 large heater ✓
 - 1 gramophone (old) ✓
 - 3 three-quarter size beds. ✓
 - 8 single beds. ✓
 - 2 double beds. ✓
 - 16 mattresses (very old) ✓
 - 1 table lamp. ✓
 - 6 boxes said to contain kitchen utensils (unable to verify and value) ✓
 - 1 tool box in attic (unable to verify) ✓
 - 1 box blankets and comforters (unable to verify) ✓
 - 1 Kori full of pillows. ✓
 - 1 crated box kitchen utensils, under a staircase (unable to verify) ✓
 - 8 rooms with linoleum (poor) ✓
 - 7 clothes dressers. ✓
 - 1 bath mat. ✓
 - 1 toilet. ✓

Also:

- 1 kitchen table and bench. ✓
- 1 round dining table. ✓
- 1 water jug. ✓
- 7 small tables. ✓
- 2 large tables. ✓
- 1 bench (wooden) ✓
- 1 settee. ✓
- 2 round tables (poor) ✓
- 2 bed springs (in large room) ✓

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)

Date:

July 24 1942

X *Harry Kew*
signature

File No. 1692

22nd September, 1942.

Name: Mrs. Tokumatsu KUROYAMA

Registration No. 07654.

Address: 112 Kingsway,
Port Alberni, B. C.

INVENTORY OF CHATTELS LEFT ON PROPERTY

- 28 chairs.
- 1 kitchen stove.(old)
- 1 tank (hot water)
- 1 rusty Empire heater.(old)
- 1 large heater(old)
- 1 gramophone (old)
- 3 three-quarter size beds.
- 8 single beds.
- 6 double beds.
- 16 mattresses (very old)
- 1 table lamp.
- 6 boxes said to contain kitchen utensils (unable to verify and value)
- 1 tool box in attic (unable to verify)
- 1 Kori full of pillows.
- 1 crated box kitchen utensils, under a staircase (unable to verify)
- 8 rooms with linoleum (poor)
- 7 clothes dressers.
- 1 bath mat.
- 1 toilet.
- 1 kitchen table and bench.
- 1 round dining table.
- 1 coffee pot.
- 7 small tables.
- 1 large table.
- 1 bench (wooden)
- 1 settee.
- 2 round tables (poor)
- 2 bed springs (in large room)
- 1 box blankets and comforters (unable to verify)

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: Nov. 8/42....

SIGNED: Mrs. T. Kuroyama

Please sign and return one copy to the Custodian.

*105A Please find 1 wash sink unattached to the house.
1 cross cut saw + 2 big double handled saws.
1 wash tub medium sized. F.K.*

✓

CHATELS SUMMARY

File 1692.

Mrs. Chieno KUROYAMA.

Reg. No. 07654.

Mrs. Chieno KUROYAMA declared (30/3/1942) Chatels as follows:

- (1) A sewing machine and 2 boxes stored in warehouse, Port Alberni, B. C.
- (2) Household Effects, as per list, left in house. The house (112 Kingsway, Port Alberni) is a poorly furnished 18-room Boarding House.

Our Agent (H. G. Hinton) included in his report (20/4/1942) a list of Household Effects, valued at \$254.50. The premises were not rented at that time.

In May (1942) the property was rented by Turner Bros. to two Chinese for \$30.00 per month, which included use of furniture. Harry Kew, the responsible tenant, signed (24/7/1942) an inventory based on H. G. Hinton's list. Mrs. Kuroyama signed a similar list on the 8/11/1942. Both these "inventories" carried such comments as "unable to verify", "very old", etc., against certain items.

A Release Form dated 16/5/1942 shows 2 packages were shipped 19/5/1942, and marked off "JP" declaration as the sewing machine and one of the stored boxes. A list of goods stored with William Burnip, Auctioneer and Appraiser, dated 4/6/1942, shows: 1 box Dishes (partly damaged in transit).

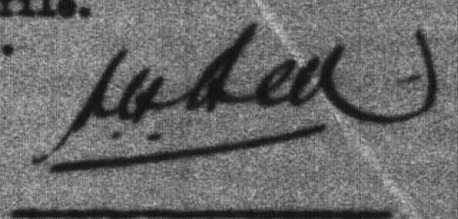
A bath was sold, at Mrs. Kuroyama's request, for \$15.00 (see 5/5/1944).

The Real Property was listed (under No. 708) in our catalogue as a Rooming House with Equipment, the contents being listed by this office and appraised by William Burnip. The total value of \$37.70 (in contrast to the \$254.50 of H. G. Hinton's list) is explained by appraiser's comment "H.M.N.V." (Home Made, No Value), "N.V." (No Value) or in some instances "Missing".

All chattels may be taken as accounted for except "1 box dishes (partly damaged in transit)" and this item is being referred to Mr. William Burnip for further information.

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

25th September, 1945.



Cat 708

112 Kingsway, Port Alberni.

LIST OF CHATTELS

(1) Articles in Use:

28	Chairs	35 ^{ea} some broke	0...9...10
1	Kitchen stove (old)		.....
1	Hot water tank -- presumably (a fixture) and not to be valued		.....
1	Rusty Empire heater (old)	no value	.....
3	3/4 size beds	no value	.....
8	Single beds 1 each	3 worth 15 ea	4.50
6	Double beds	no value	.....
16	Mattresses (very old)	all torn and dirty no value	.....
1	Table lamp		.....
	Linoleum laid in eight rooms (poor)	no value	.....
7	Clothes dressers	Drawers 2 ea	14.00
1	Toilet (presumably a fixture and not to be included in the valuation)	Fixture	.....
1	Kitchen table and bench	Home made no value	.....
7	Small tables		.....
1	Large table		.....
1	Wooden bench		50
1	Settee		50

(2) Stored in a Separate Room and cared for by Mr. Kew:

1	Gramophone (old)	Broken no value	.....
6	Boxes said to contain kitchen utensils		3.00
1	Tool box (in attic)	no tools worth while	.....
1	Box blankets and comforters		3.00
1	Kori full of pillows	Dirty	2.50
1	Crated box kitchen utensils (under staircase)	Rusted	1.00
1	Bath (?mat. This was valued by our investigating agent at \$6.00 which seems to be rather expensive for a bath mat. Perhaps the reference is to the bath later sold by you)	no bath mat mean both that was sold	.....
1	Round dining table		1.00
1	Coffee pot		.....
2	Round tables (poor)	Home made 11 ea	1.00
2	Bed springs (in large room)	Wood & Rust	1.00

(3) Additional Articles claimed by Mrs. Kuroyama:

1	Wash sink "unattached to the house"	not seen	.....
1	Crosscut saw	not seen	.....
2	Big double-handled saws	not seen	.....

Galvanized

- 1 Wash tub, medium size (perhaps either the wash sink or the wash tub is the bath later sold by you)

46" 25"

50
\$.....

TOTAL:

45.85

I certify that I have today examined the above effects and the price shown opposite each article is, in my opinion, a just and fair valuation.

Date

March 17th 1948

Signed

William B. Bumpkin
Appraiser

LIABILITIES SUMMARY

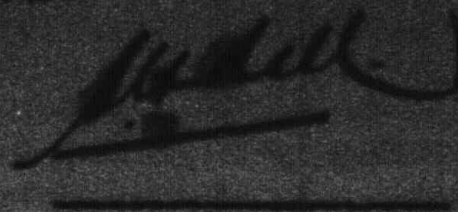
File 1692.

Mrs. Chiemo KUROYAMA.

Reg. No. 06754.

The only claim recorded is one by our Claims Department under date of 2/3/1945 (\$38.80 for Union Fish Company, per P. S. Ross & Sons) against a "C. KURAYAMA". This was rejected by Mrs. Kuroyama (17/7/1945) and creditor was advised (25/7/1945) that it was being treated as a case of mistaken identity and cancelled.

The above summary is certified to be in accordance
with the information on file.
25th September, 1945.



100/7.

File No. 1692

CLAIMS DEPARTMENT

October 11th, 1943.

Mrs. Tokumatsu (Chieno) KUROYAMA

REG. No. 07634

CREDITORS:-

NO CLAIMS ON FILE, at this date.

DEBTORS:-

1. Mr. Kawaguchi.....	\$40.00	JP <i>for allowed could not locate</i>
2. S. Mori.....	160.00	JP " "
3. S. Hirato.....	90.00	JP <i>for allowed could not locate</i>
4. S. Nakata ... <i>80.00?</i>	112.00	JP <i>100 - 20.1.428</i>
5. Nabuto Yamamoto Estate.....	485.30	<i>Settled.</i>

END

NAME _____

KUROYAMA, Chieno (Mrs. Tokumatsu)

FILE NO.

1692

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
British America Assurance Company	<i>Renewed - Pol. # 29357</i> 28023	<i>1945</i> \$2500.	April	10	1945	Lot 18, Block 103, East side Kingsway St., Port Alberni, B. C.
British America Assurance Company	<i>revised by purchase of new</i> 29377	<i>2,000</i> \$2,000	April	10	1945	Lot 18, Blk. 103, E. side of Kingsway St., Port Alberni, B.C.

TRANSFERRED TO PURCHASERS, 4/4/1945.
(Ref.: 22/5/1945).

The above summary is certified to be in accordance
with the information on file.
25th September, 1945.

Myself.

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

DONOVAN M. TOUCHE E. JAMES BENNETT
JOHN FANTON GEORGE L. C. TOUCHE
FRANK F. TUNVILL JAMES B. SUTHERLAND
J. HAYDEN YOUNG HAROLD G. HINTON

EDWARD B. BRAD

CABLE ADDRESS ALL OFFICES "TOUCHE"
CODES: HUNTLEY'S A.B.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM
CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA
U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, HARTFORD,
ST. LOUIS, MINNEAPOLIS, ST. PETERSBURG
FRANCE, PARIS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 15 2 11

BANK OF TORONTO BUILDING,
VICTORIA, B.C.

13th June 1942.

R. P. Alexander, Esq.,
Assistant Manager,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Your File No. 1692

Dear Mr. Alexander:

re Mrs. Tokumatsu Kuroyama
File No. 48

With regard to your letter of the 6th June 1942 enquiring about the sewing machine which the above woman stated to have been turned over to the Police. I had no record of this but in order to make doubly sure I wrote to the Police at Port Alberni and have received a reply that they had no record of any sewing machine belonging to this woman.

There was no record of any sewing machine left in the house so I presume she may have disposed of it before evacuation.

Yours faithfully,

H. J. Hinton

HGH:MHK

B.I. for advising Mrs. J. K.

H

Turner Brothers Ltd.

REAL ESTATE—INSURANCE—INVESTMENTS—BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B. C.

June 15, 1942.

Mr. R. P. Alexander,
506 Royal Bank Building,
Hastings & Granville St.,
Vancouver, B. C.

Dear Sir: Re: Mrs. Takumatsu Kuroyama

Referring to you file 1692, 14th of May, we have rented the above mentioned property to Mr. Kew, a Chinaman, at the rate of \$30.00 a month.

There are a number of beds in the building and we have agreed to let Mr. Kew have the use of these for the time being. This letter will serve to introduce Mr. Chen Sang Dong who is a friend of Mr. Kew's. This gentleman is interested in purchasing property and he is going over to Vancouver today, so we thought it best that he call at your office and discuss the matter with you direct.

Yours faithfully,

TURNER BROTHERS LIMITED

R. W. Turner

RT/JT

June 18th, 1942.

Messrs. Turner Bros. Limited,
Port Alberni, B.C.

Dear Sirs:-

re KUROYAMA, Mrs. Tokumatsu

We are in receipt of yours of the 15th instant and thank you for the same. We note that you have rented the above-mentioned property to Mr. Kew at the rate of \$30.00 per month. Will you please furnish us with the date from which rental arrangements will start, and any other information in connection with the rental arrangements.

We notice that you mention a number of beds in this building which you have agreed to let Mr. Kew have the use of. According to Mr. Hinton's investigation report of the 20th April there is an amount of furniture, kitchen stoves, etc. listed, besides the beds, to which you refer. Will you kindly advise regarding this. Is this other furniture being stored in one of the rooms? If so, a list should be made of same and a letter from the tenant should be on our file acknowledging that these effects have been left in his custody.

As your letter indicated, Mr. Kew called at our office and saw our Mr. Green. It is not our policy to sell property without the owner's consent. We are writing to Mrs. Kuroyama today in connection with this.

Yours truly,

FGS:EB.

Manager
Administration Department

June 24th, 1942.

Messrs. Turner Bros. Limited,
Port Alberni, B.C.

Dear Sirs:-

re KUROYAMA, Mrs. Tokumatsu

A copy of your letter of June 18th addressed to Mr. H.G. Hinton has been forwarded to us by him. We wrote to you on that same day referring to the matter of the rental of the property of the above.

The advice we have is to the effect that houses are scarce in your district and it would appear from our files that \$30.00 per month would not be out of the way for an 13-room house and the use of a number of the beds.

We note that you have agreed to allow the new tenant something for cleaning up the place. We believe that the arrangements made for \$30.00 a month should hold unless you have further information and recommendations to give us in connection with this matter.

Our policy is for the full amount of the rental collections, less the usual commission, to be sent to this office each month accompanied by a duplicate statement for each property concerned. Remittances of all moneys collected must be mailed to reach this office not later than the 10th of the month following the month in which such moneys are collected by you.

Yours truly,

FGS:EB.

Manager
Administration Department

COPY for File 1692.

c/o Bridge River Hotel,
Bridge River, B. C.

Oct. 15/42.

F. G. Shears, Esq.,
Custodian's Office,
Vancouver, B. C.

Dear Sir:

Kindly let me know concerning Mr. Nobuto Yamamoto now deceased holder of certificate in Family Beneficiary Society No. A3325, beneficiary being Mr. Masao Hiraoka. The above mentioned Yamamoto died at Yellowhead road camp.

Above mentioned Mr. Nobuto Yamamoto on account of being in ill health for some time had been boarding with me, while I had my boarding house in Port Alberni, B. C., and owes me a considerable amount of money. You will find enclosed a statement enclosed, the amount is \$485.30. Could make arrangement or an agreement with the beneficiary to settle the amount.

The above mentioned Mr. Nobuto Yamamoto had left with me his certificate of membership as a security for the money he owes me, I still have this certificate of membership, but have already informed the Family Beneficiary Society concerning the above.

This place where my family and myself have evacuated is a self-supporting project and we are unable to get any kind of employment, so find things are very hard.

Kindly let me know at your earliest convenience. Thanking
you.

Yours truly,

(Mrs.) "C. Kuroyama"

STATEMENT

Dr. Saburo Yamamoto

DATE		DEBIT	CREDIT
October 1935	Cash \$15.00 per month	\$ 15.00	
1936	Four Months Rent and Board	60.00	
1937	Five and Half Months Rent and Board	82.50	
1937	Fare to Vancouver Cash	20.00	
1937	Milk Bill	5.00	
1937	Family Ben Society May Premium	5.00	
		<u>\$187.50</u>	
1936	November Received from YAMAMOTO		\$ 50.00
1937	November Received from YAMAMOTO		25.00
			<u>\$ 75.00</u>
	<u>BALANCE \$112.90</u>		
1935-1937	Total Balance	\$ 112.90	
1938	Five Months Room & Board	75.00	
1939	Six Months Room & Board	90.00	
1940	Three Months Room & Board	45.00	
1941	Seven Months Room & Board	105.00	
1942	Two and Half Months room & Board	37.50	
1940	June 12th Cash	5.00	
1940	Family Ben Society May Premium	5.00	
1941	Family Ben Society Feb. Premium	5.00	
1942	1 Pr. Boots, 3 Prs. Gloves sent to Yellowhead Camp.	4.90	
		<u>\$485.30</u>	

Total Balance Due
\$485.30

SIGNED .T.(Mrs.) C. Kuroguchi.....

2144 & 1692

November 5, 1942.

Mr. W. A. Ackland,
Official Administrator,
Port Alberni, B. C.

Dear Sir:

Re: Estate of the late
Mr. Nobuto YAMAMOTO

Thank you very much for your letter dated
October 27th.

Mrs. Tokumatsu Kuroyama, Police Registration
No. 07654 and whose address is in care of the Bridge
River Hotel, Bridge River, B. C., has now confirmed to
us that she is holding relative certificate of membership
No. A 3325 of the Family Beneficiary Society.

She advises us that the late Mr. Nobuto Yama-
moto is indebted to her to the extent of \$485.30. Attached ✓
you will find two copies of the statement in question. Mrs.
Kuroyama stated that the late Mr. Nobuto Yamamoto, during
prolonged illness, remained in her boarding house in Port
Alberni, B. C., and gave her the above certificate of member-
ship as "security" for the money owing to her.

We have advised Mrs. Kuroyama that on her behalf
we have forwarded to you her claim against the late Mr.
Nobuto Yamamoto, and we today again instructed Mrs. Kuro-
yama that she is to send certificate of membership to us
immediately by registered mail.

In due course if the claim made by Mrs. Kuro-
yama (with whom you will doubtless be communicating) is ad-
mitted, the Custodian will appreciate your forwarding to
the Custodian's Office in the form of a cheque payable to
G. W. McPherson, Deputy Custodian, the amount due to Mrs.
Kuroyama.

We would appreciate receiving your advice and instructions in connection with two suitcases and one clothes bag containing clothing and old shoes belonging to the late Mr. Nobuto Yamamoto and presently held in the Custodian's warehouse at 992 Powell Street, Vancouver. Mr. Masao Hiraoka, who is dealt with under our file No. 1793, requests that said baggage be forwarded to him but we are taking no action in this matter without your specific instructions.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA
Enc.

2144 & 1692

November 5, 1942.

Mrs. Chieno KUROYAMA,
Registration No. 07654,
c/o Bridge River Hotel,
Bridge River, B. C.

Dear Madam:

Re: Estate of the late
Mr. Nobuto YAMAMOTO ✓

Thank you very much for your letter dated
October 15th.

It is our pleasure to inform you that Mr. W. A.
Ackland, Official Administrator, Port Alberni, is proceeding
with the petition for the granting of Letters of Administra-
tion for the estate of the late Mr. Nobuto Yamamoto.

We are accordingly forwarding to Mr. W. A. Ack-
land on your behalf a copy of your claim for \$485.30 against
the estate of the late Mr. Nobuto Yamamoto, in order that he
may be guided accordingly before making any payments to the
late Mr. Nobuto Yamamoto's beneficiary. ✓

We note that you are holding certificate of
membership No. A 3325 in the Family Beneficiary Society.
You will, of course, appreciate the fact that the certifi-
cate of membership itself cannot be regarded as security
for payment of the amount due to you. The proper course to
take is to file your claim with the Official Administrator,
and we are filing this on your behalf. The Official Ad-
ministrator will probably be getting in touch with you in
this connection.

In so far as the certificate of membership itself
is concerned, we ask that you forward it to the Custodian's
Office by registered mail immediately.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

JAPAN AND CANADA TRUST SAVINGS COMPANY

308 POWELL STREET

VANCOUVER, B. C.

DEC 30 1942

1692

Referred Book

28th December, 1942

Your file No. 1692

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

Attention Mr. Good

Dear Sirs:

Re: Chieno Kuroyama Mortgage to Japan & Canada
Trust Savings Company

This mortgage is now under review and we bring it to your attention as we understand certain rentals have been received which it would seem should be applied upon the debt.

<u>Property</u>	<u>Amt. of Principal.</u>	<u>Int. to December 31st 1942</u>
112 Kingsway. Port Alberni	\$1,050.00	\$47.29

The payment of principal is past due since the 18th January 1941, and no payment of monthly interest has been received since March 6th last.

A statement of receipts and disbursements in this connection will be greatly appreciated.

Yours faithfully,

[Handwritten Signature]

File No. 1592

March 13, 1943.

WFO:WFO

FILE NO. 1592

Re: Mrs. Tokumatsu KUROYAMA

Chattels now seem fairly well covered on this file as the Japanese returned on November 8th a signed inventory. She did add a few items of small value of which a special check is not worth making.

She wishes to sell the bath but will not accept less than \$22.00 and only \$12.00 has been offered.

Bridge River Hotel
Shelburne P.O.
April 7th/43

R. P. Alexander Esq.,
Vancouver, B.C.

EVACUATION SECTION
Rec'd APR 10 1943
File No. 1692 + 2144
Ans. _____
Referred <i>The President</i> ^{2144 - Russell}

Dear Sir:- Re Estate of the Late Mrs. Nobuko Yamamoto.
Will you kindly let me know if you
are in receipt of the late Mrs. Nobuko Yamamoto's
insurance, to which I sent the certificate of
membership no A-3323 to the custodians with
our statement witnessed by a J.P. last December
to which I have had no reply so far.

Would like to have the sum \$485⁰⁰
mentioned very much as I have a family of
5 to support and my husband is in need of
medical attention as he has a very bad heart
and myself am not well as my blood pressure
is only 72. which means another medical care
at present unless I have this above mentioned
financial aid I am unable to attend to all
this care, and no work of any kind is available
for anyone here, will ^{you} please try your utmost
to hurry this matter for me.

Please let me know at your earliest
date possible.

P.S. The bathtub in my house at Port Alberni
I will sell it for \$15.00 but no less. because you

cannot buy one for the sum of £100 now anywhere
and it is not in such a bad condition as this
person says it is.

Thanking you again

Yours truly

James C. Kuroyama.

P.S. Please send me the statement
of the rent on my property at Port Alberni B.C.
haven't had one since the property has been rented.

1692 & 1793

April 20, 1943.

Mr. Masao KIRAKA,
Registration No. 12131,
Sanden, B. C.

Dear Sir:

As you know, you are named as beneficiary in the sum of \$2,500.00 from a policy in the Family Beneficiary Society, owned by Nobuo YAMAMOTO who has died.

Before he died, Mr. Yamamoto boarded with Mrs. Takematsu KUROKAWA who kept him for a considerable time. Charges amounting to \$485.30 have accrued. To secure Mrs. Kurokawa for this debt, Mr. Yamamoto left with her the Life Insurance Policy in question.

It is presumed that you will not object to this debt being paid from the proceeds of this Life Insurance Policy and it is intended to follow that proceeding.

We shall be glad to have your confirmation for our files.

Yours truly,

P. H. Russell,
Administration Department.

PHR:ND

MEMORANDUM

File No. 1692.

TO: Mr. G. D. Wilson.

FROM: R. G. Bell.

May 27th, 1943.

Re: Chieno (Mrs. Tokumatsu) KUROYAMA - Reg. 07654.

The information asked for in your Memorandum of the 25th is as follows:

The Mortgage signed by the above in favour of the Japan & Canada Trust Savings Company, dated 18/1/1940, is for \$1250.00 with interest @ 6%. Principal outstanding on 31/12/1942 was \$1,050.00; Interest due at the same date was \$47.29.

1943 Taxes which amount to \$81.11, are now due and if not paid on or before 30/6/1943, are subject to a penalty of 5%, plus a further 5% if still unpaid on 30/9/1943.

Revenue derived from the property amounts to \$28.00 per month less collection fees (\$1.40) and water (\$4.00), or a net revenue of \$22.60.

Insurance is paid to 10/4/1944.

The balance standing at the credit of this account today is \$93.81. If the Japan & Canada Trust Savings Co. desire to have Taxes take precedence over mortgage payments, as was the case with last year's taxes (their letter of 9/3/1943) the free balance available for debt service will be reduced to \$12.70, plus subsequent net rentals. I shall wait to hear from the Company before paying 1943 taxes.

In her letter of the 7th of April, Mrs. Kuroyama asked for an accounting of rent received to date, and is probably expecting at least part of this revenue for her support.

RGB/P.

Turner Brothers Ltd.

REAL ESTATE-INSURANCE-INVESTMENTS-BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B.C.

march 28th/44

EVACUATION SECTION	
Rec'd	MAR 30 1944
File No.	1672
Ans.	
Referred	Bill

Mr. R. G. Bell,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Chieno KUROYAMA - Reg. #07654

Thank you for yours of the 27th
enclosing statement of account re the above.

Regarding a lease agreement, there
was no written agreement, only verbal. The building
was rented on June 22nd and therefore the first
month's rent was from June 22nd/42 to July 22nd/42.
We now have another month's rent which brings the
rent up to February 22nd/44. The tenant is only
one month in arrears, or, by being paid in advance,
is two months in arrears.

Regarding the water account of \$4.00,
it was our opinion that the building was to be rented
at \$28.00 a month which included water. We might
mention that this is a very old and dilapidated
building and that \$28.00 is well above the rental
value. The roof is in very bad shape and leaks
considerably; the tenant, Mr. Kew, has mentioned
this matter to us several times and something will
have to be done soon.

Yours very truly,

TURNER BROTHERS LIMITED

Per:

Thomas

RHT:JT

Bridge River, B.C.
April 4, 1944

EVACUATION SECTION	
Rec'd	APR 11 1944
File No.	1692
Ans.	
Referred	Bell

The Office of the Custodian
Dep't. of the Secretary of State
506 Royal Bank Building
Vancouver, B.C.

Attention Mr. R. G. Bell

Dear Sir:

RE: File No. 1692

I gratefully acknowledge receipt your letter of March 27th. together with the statement of my account with you concerning my property on 112 Kingway, Port Alberni, B.C.

Will you kindly remit to me \$100.00 from my above account as soon as possible. It has been a trying time for us, especially since we are too old to work although there is no work available, and yet we have to pay rent and the high cost of living during these winter months. I had been wanting to ask this request before, but with one thought of economy, I had waited till now. This month however, I have to pay life insurance premiums for myself and my husband's.

As you may well understand my dire circumstances, I beg to request your kind attention and consideration in this matter and remit the amount to me as soon as possible.

Yours very truly,

CHIE NO KUROYAMA

(Mrs.) Chieno Kuroyama

Reg. No. 07654

18/4: \$181.37

OK/HK
Divide available
funds between
gap + Car +
No gap.

1692.

April 19th, 1944.

Mrs. Chiemo KUROKAWA,
Registration No. 07654,
Bridge River, B. C.

Dear Madam:

We are in receipt of your letter of the 4th instant requesting the remittance of \$100.00 to meet urgent personal needs.

In view of the fact that you have an unpaid balance of Mortgage amounting to \$1050.00, plus interest, against which no payments have been made since your evacuation, we have decided to meet your interest obligations to the extent of half of the credit balance of your account, and remit you the other half.

We therefore enclose our cheque for \$90.69 together with copy of our letter of advice to the Japan & Canada Trust Savings Co., handing them a cheque for \$90.68.

These payments leave no balance in your account and funds should now be allowed to accumulate to pay current taxes.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

JAPAN AND CANADA TRUST SAVINGS COMPANY

~~233 KENNEDY STREET~~
Mess B Royal Bank Building
VANCOUVER, B. C.

April 24th 1944

Department of Secretary of State,
Japanese Evacuation Section
Royal Bank Building,
Vancouver, B.C..

Attention of Mr. R.G. Bell

Dear Sirs;

Re Chieno (Mrs Tokumatsu) KUROYAMA - Reg. 07654

We acknowledge with thanks your cheque for \$90.68 in connection with Mortgage to Japan & Canada Trust Savings Co. and being part payment of interest. The amount has been placed against interest owing, and the balance of principal is \$1.050. with overdue interest to Febry 28/44 \$30.07..

In this connection also we note that there was a balance offunds on hand which has been remitted to Mrs. Kuroyama.

It was noted that on October 13/43 Mr. Bell stated that Taxes were to be paid before sending us further interest. Will you please inform us whether this has been done and to what date.

Yours truly,

[Signature]
Actg Manager

Bridge River, B.C.
May 2, 1944

EVACUATION SECTION	
Rec'd	MAY 8 1944
File No.	1692
Ans.	
Referred	Bell

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

Attention Mr. R. G. Bell

Dear Sir:

Re: File No. 1692

I gratefully acknowledge receipt your kind letter of April 19, enclosing a cheque for \$90.69.

Now as in regards to your kind statement of March 27, concerning the receipts and disbursements of my property at 112 Kingsway, Port Alberni, B.C., I find that from Feb. 1943, the water rate is \$4.00 monthly. This is, however, contrary to my agreements with Turner Bros. of that city.

The ordinary water rate for the city of Port Alberni is \$1.50 per month, while business establishments are charged \$2.50 extra. My agreement was to pay the \$1.50 but not the extra \$2.50. You people who are well experienced legally, will, I know consider that the extra \$2.50 should be paid by the renter, in this case Mr. Kew.

Will you kindly give your kind attention to this matter and collect the excess amount paid from my account.

Yours very truly,

CHIENO KUROYAMA

.....
(Mrs) Chieno Kuroyama
Reg. No. 07654

CK/HK

1692 & 2144

August 4, 1944.

Mrs. Chieno KUROYAMA,
Registration 07654,
Bridge River, B. C.

Dear Madam:

Re: The late Mr. Nobuto YAMAMOTO

We are in receipt of your letter of the 31st ultimo,
asking for information regarding the above Estate.

Negotiations with the Family Beneficiary Society
eventually resulted in acceptance of the sum of \$750.00 in full
settlement:

This money was turned over to the Official Administrator
at Port Alberni, and, under date of July 18, 1944, he reported
the closing of the Estate of Nobuto YAMAMOTO with the enclosure
of his cheque for \$351.97, the following being an extract of his
statement of receipts and disbursements:

Receipts:

Family Beneficiary Society	\$750.00
----------------------------	----------

Disbursements:

Funeral Expenses	\$ 74.00	
Locke, Lane, Guild & Sheppard Legal Acct.	75.00	
A. G. McCulloch, Solicitors- Taxed Bill		
of Costs	210.58	
Official Administrator's Fee	37.50	
Exchange on Cheque	.95	
Cheque in payment of Mrs. Chieno KUROYAMA's		
Claim	<u>351.97</u>	
	<u>\$750.00</u>	<u>\$750.00</u>

The above sum of \$351.97 has been passed to the credit
of your account, which shows a balance today of \$394.77.

Yours truly,

RGB/PM

R. G. Bell,
Administration Department.

Corporation of the City of Port Alberni

OFFICE OF THE INSPECTOR OF
BUILDINGS, ELECTRIC AND PLUMBING



CITY HALL,
PORT ALBERNI, B. C.

December 15, 1944

Turner Bros. Ltd.,
Real Estate & Insurance,
Port Alberni, B.C.

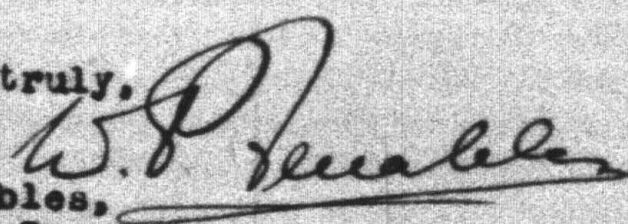
Dear Sirs:-

Your attention is hereby drawn to the condition of the septic tank drain at the former Japanese building on Kingsway Street.

This drain is leaking badly and flowing on to the cement sidewalk, causing a very unsanitary condition and a menace to pedestrians. The water on to the sidewalk which is on a slope, freezes and causes a very slippery condition. Already a woman has had a very nasty fall here.

The above stated condition must be abated at the earliest possible moment and certainly not more than ten (10) days after date.

Yours very truly,


W.P. Venables,
Plumbing Inspector.

1692.
Cat. No. 708.

December 21st, 1944.

Messrs. Turner Bros. Ltd.,
Port Alberni,
B. C.

Dear Sirs:

Re: Ghieno (Mrs. Tokumatsu) KUROYAMA. #07654.

We are in receipt of your letter of the 16th instant enclosing a letter you have received from the Plumbing Inspector.

As a drain that is leaking on to the sidewalk is obviously a matter that requires immediate attention please take steps to have the drain repaired without delay, but we must point out to you your failure to meet our requirements in supplying an estimate of cost. This is something we require of all our Agents, as you know.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

MEMORANDUM

File 1002.

Calc. No. 708.

TO: Mr. George Peters.

FROM: Mr. R. G. Bell.

March 15th, 1945.

Re: Mrs. Chiune KUROZAKI - 807624.

Attached Real Property Memorandum shows title to be in above Decedent's name.

The only Registered Charge is: 94577-4 - Mortgage, inter alia, for \$1,050.00 at 4% per annum in favour of Japan and Canada Trust Savings Company from Chiune Kurozaki. Application received 20.1.40 at 10.04 a.m. Certificate of Charge issued 19.2.40. Mortgage not to be dealt with without consent of the Controllers of Japan and Canada Trust Savings Company. The position of this Mortgage as at 27/2/1945 was:

Principal	\$1,050.00
Interest	\$ 99.70
	<u>\$1,149.70</u>

There is no evidence of any unregistered Charge.

The premises are rented on a month-to-month basis.

RM/7.
Attach.

March 16th, 1945.

Mr. Wm. Burnip, K. H.,
Auctioneer and Appraiser,
Port Alberni, B. C.

Dear Sir:-

Re: Mrs. Chieno KUROYAMA
112 Kingsway

This boarding house is being sold together with the contents and it is, therefore, necessary for us to have these appraised and distinguished in the sale papers from the real property. The writer well recalls that the furniture here is of very poor quality but when our investigating agents first reported on it, they valued it as per an itemized inventory at \$254.50. This is purely by the way, and should not influence your valuation.

We are enclosing a list of what should be there as signed by Mr. Harry Kew in July 1942 and since confirmed by Mrs. Kuroyama with a few additions. We have added a few comments where the items seem to be fixtures and these, of course, need not be valued as they would be included in the price of the real property. The box of kitchen utensils could be included in the valuation but the tool box, Kori full of pillows (a Kori is a wicker basket) and any boxes of clothes should, if of any value, probably be sent down to us to be kept for the owners. Actually, the writer finds it hard to believe that there will be anything on the premises but junk in view of the general tumble-down nature of this property.

In any case, would you do your best to put an itemized valuation on the enclosed inventory which we have made in duplicate so that you can fill in the prices and sign and return one copy. Please do this as promptly as you possibly can and mail your findings to us not later than a week from now as we are anxious to complete the transfer of this property by the end of March. At the same time you could let us know your charge for this work

*file copy handed
to Mr. Burnip
7/4 Kto
returned in
encl. house*

-2-

which we thank you in advance for undertaking.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

April 9, 1945.

Messrs. Turner Bros., Ltd.,
Port Alberni, B.C.

Dear Sirs:

Re: Catalogue No. 708,
112 Kingsway, Port Alberni, B.C.
Lot 12, Blk. 103, of Lot 1,
Alberni Dist. Plan 197.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be April 4, 1945.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed.

Yours truly,

George Peters,
Administration Department.

GP:AS



INCORPORATED
A.D. 1888

TURNER BROS. LTD.
Resident Agents
PORT ALBERNI, B. C.

BRITISH AMERICA ASSURANCE COMPANY

HEAD OFFICE, 22 WELLINGTON STREET EAST

TORONTO 2, CANADA.

EVACUATION SECTION	
REC'D	APR 20 1945
File No.	1693
And	
Relayed	K. Turner

April 19th, 1945.

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

Dear Sirs:

Re: British America
Policy No. 29257

Further to yours of the 14th inst., requesting that we reduce the coverage on the above policy from \$2500.00 to \$2000.00, we herewith enclose Partial Cancellation Receipt and we would ask you to kindly sign all four copies and return to our office when the proper endorsement will then be issued.

Thanking you in anticipation, we remain,

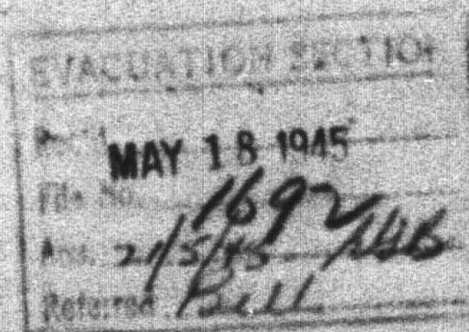
Yours very truly,

TURNER BROTHERS LIMITED

Per: *J. Thomas*

RHT:JT
Encls.

Bridge River, B.C.
May 14, 1945



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

Attention Mr. George Peters

Dear Sir:

Re Your File No. 1692

I have received with the greatest disappointment and dissatisfaction your letter of April 9th informing me the sale of my house in Port Alberni for only at a small sum of \$1,500.00

You can understand and realize how great my shock and disappointment would be, to be informed that my last and remaining possession, my house, had been sold for less than one half the assessed value. Especially when when you know that we have done our very utmost not to be burden on the Canadian Government by being self-supporting, whereby spending all our hard earned money; my last hope was in my house.

If I had my say in the matter, I would never give my consent to sell the house at such a low price, as I had been paying taxes on the house assessed at \$4,000.00 by the City of Alberni, so I should get close to that figure, especially as you know that the value of houses have increased with the housing shortage. The sale was a great loss to me.

In order to live up to my intention of not being being a burden to the government I require every cent that is due me. Will you kindly remit me the proceeds of the sale ~~xxxx~~ at your very earliest.

Yours truly,

CHIENO KUROYAMA

.....
(Mrs) Chieno Kuroyama
Reg. No. 07654

1692.
Cat. No. 708.

May 21st, 1945.

Mrs. Chiene KUROYAMA,
Registration No. 07654,
Bridge River, B. C.

Dear Madam:

Re: 112 Kingsway, Port Alberni, B. C.
(Lot 18 in Block 103 of Lot 1, Alberni
District, Plan 197).

We are in receipt of your letter of the 14th instant
and take due note of your comments on the sale of your property.

While we appreciate that the sale of any property is
a matter of personal concern to and in some cases may be contrary to the
wishes of the owner, we believe we have taken every possible step to
secure prices that adequately represent current values and we feel
satisfied with the result in this case; in fact we feel relieved to have
found a purchaser at a price that was in line with the valuation placed
on the property by a qualified independent survey. In spite of advert-
ising and the efforts of Real Estate Agents since it was put on the
market over a year ago the building is in such poor condition the interest
of most prospective purchasers ended with inspection of the premises.

As soon as the adjustments incidental to all sales of
Real Property are made a complete statement of the transaction will be
sent you, showing the net proceeds passed to the credit of your account.
In the meantime your protest is on record.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

1692.

November 17th, 1945.

REGISTERED MAIL.

Mrs. Chieno KUROYAMA,
Registration No. 07654,
Bridge River, B. C.
Shalalth P. O.

Dear Madam:

We have from time to time given you an extract of your account and have kept you generally advised regarding your affairs but with the completion of liquidation of your assets under our care we desire to supply you with a brief resume of our administration of your affairs.

As you are aware, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Your real property (land and 18-room boarding, or rooming, house, at 112 Kingsway), was left vacant at the time of your evacuation from Port Alberni, but from the middle of June, 1942, it was, as you know, rented to Mr. Harry Kew, a Chinese, who was still there at time of sale.

In conformity with the Dominion Government's policy of liquidation this property was included in a catalogue issued in the Spring of 1944 and was widely advertised for sale. It was sold, including contents, on the 4th April, 1945, as advised you on the 9th April, 1945, and 21st May, 1945. The value placed on the property by a qualified independent appraiser was \$1,400.00, excluding chattels, and we were able to secure \$1,500.00 which, in view of the condition of the property, was considered very satisfactory. Heavy expenditure on the premises appeared to be unavoidable in the near future.

Outstanding balance (\$1,050.00) of registered mortgage on the property, plus interest (\$108.82) were duly paid and a clear title given to purchasers on the 22nd June, 1945. A complete statement of the sale was mailed to you on the 28th July, 1945, the net proceeds transferred to the credit of your account being \$267.83.

With regard to your personal property, you declared a sewing machine and 2 boxes to be stored in warehouse. Our records show the sewing machine and 1 box to have been shipped to you, and 1 box dishes ("damaged in transit") to have been discarded as valueless.

(Over)

November 17th, 1945.

You also included in your "JP" declaration of the 30th March, 1942, a list of household effects left on the premises at 112 Kingsway, and an inventory based on this list was signed by the tenant on the 24th July, 1942, and by you on the 8th November, 1942. Both these inventories carried such comments as "unable to verify", "very old", etc., against certain items.

At the time the property was sold a qualified independent appraiser was given a copy of the above mentioned inventory with instructions to appraise the current value of each item. The result was a total valuation of \$37.70, many items carrying such notations as "H.M.N.V." (Home made, no value), "N.V." (No value), or in some instances "Missing". Our records show everything declared by you to have been accounted for in this way.

In your declaration of the 30th March, 1942, you listed the following debts as owing to you:

(1)	\$160.00	S. Mori, Port Alberni
(2)	\$112.00	S. Nakata, Ucluelst
(3)	\$ 90.00	S. Hirato, Port Alberni
(4)	\$ 40.00	Mr. Kawaguchi, Port Alberni.

This office has not collected any of these items but we note from your letter of the 30th January, 1945, that you have received payment of \$100.00 from Soichi NAKATA.

In addition to the above you filed a claim (15th October, 1942) for recovery of \$485.30 from the Estate of Nobuto YAMAMOTO, Reg. No. 07644 (File 2144), who died at Jasper, Alta., on the 3rd July, 1942. This claim raised complicated legal issues with the Family Beneficiary Society but after protracted, and at times difficult negotiations on your behalf, a compromise settlement was effected, the total sum recovered from the Society under the deceased's membership certificate being turned over to the Official Administrator, and the net residue of the Estate (\$351.97) being paid back to this office for the credit of your account, as advised you on the 4th August, 1944.

No action was called for in connection with your membership in the Family Beneficiary Society, Vancouver, your membership certificate (No. A3324) remaining in your possession and under your control.

On the 29th May, 1945, you requested the remittance of your funds and we therefore enclose our cheque in your favour for \$215.78. This represents all your funds in our hands and your account with this office will now be closed.

It would appear that we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

R. G. Bell,
Administration Department.

RGR/P.

copy

Lot 12. Block 103.

Building is a Japanese Boarding House.

Building is appre. 32 ft. x 60 ft. 2 $\frac{1}{2}$ stories partitioned off
into 8 rooms on 2nd floor and into 7 rooms on Ground Floor.

Partitions are mainly of shiplap.

 Plumbing (1) Sink (1) Toilet on 2nd floor (1) Sink on Ground
Floor.

No Heating.

Building is on concrete blocks.

Roof needs re-shingling.

My appraisal \$1400.00.

"H. G. Winter"

Name of Claimant **KUNOYAMA, Mrs. Chiame**
 Custodian File **1892**

Case **84**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
		1500.	150.	12.50 75.00					237.50	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										237.50

CASE NO. 86

JAPANESE PROPERTY CLAIMS COMMISSION

Kanloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) CHIENO KUROYAMA

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT,"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) CHIENO KUROKAWA

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. McMASTER: I call Mrs. Kuroyama.

(MRS) CHIENO KUROYAMA, the Claimant herein,
being first duly sworn, testi-
fied through the official in-
terpreter as follows:

MR. McMASTER: Your honour, in this case the claim
as to value remains the same, \$4,000.00. The
Custodian sold the property, however, for \$1500.00,
which would make the net claim \$2500.00.

10

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct Mr. Leckie to prepare
this statement with regard to your real property
with respect to which you are claiming and is
that your signature on the statement?

A: Yes.

Q: Are the contents of the statement true to the
best of your knowledge and recollection?

A: Yes.

20 MR. McMASTER: I would ask to file that statement as
Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I file on behalf of my learned friend
as the next exhibit what purports to be an apprai-
sal with respect to this property purporting to be
signed by H.G. Winter. The document appears to
be undated.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McMASTER: I would ask my friend to advise me now
30 or to undertake to advise me before the hearings

at Vancouver as to the date of that appraisal.

MR. KENNEDY: I might refer my learned friend to a report we have, that our information is that the report is dated the 20th of April, 1945 from the information on our file.

MR. McMASTER: On the copy of the Analysis of Claim that my friend has delivered to me, that refers to some report by H.G. Hinton, not by this appraiser.

10 MR. KENNEDY: I am quite sure it is a typographical error. It is described as "Hinton" inaccurately on the Analysis.

MR. McMASTER: Perhaps my friend would be good enough to check on that and advise me at a later date.

MR. KENNEDY: Very well.

MR. McMASTER: Thank you.

20 If I might refer to Exhibit No. 1, your honour. The property was situated at 112 Kingsway Street in Port Alberni, B.C. It was a rooming house, two and a half storeys, 32 feet by 60 feet. There were 12 bedrooms and a living and dining room, kitchen, two toilets, one on the main and one on the second floor, and three sinks in all. The building was a frame building set on concrete blocks, and the description of the finish of the building appears on the statement. It was operated as a rooming house. The size of the lot was 55 feet by 125 feet, and the property was purchased about 1935 for \$3500.00. The rooming
30 house was situated close to the railway station

in a residential district, about one-half block from the business area. The claimant shows improvements to the premises which cost approximately \$1,000.00, and were done in 1934, the year after purchase, and states that in addition to improvements, new window frames were built in and the ordinary repairs were also done as required. She draws attention to the fact that there were two toilets, one on the main floor and one on the second floor and three sinks, one on each floor, and one in a private room, No. 3. The appraiser states that there was but one toilet and two sinks. She says that when she left the property was clean and in quite good repair, and she considers the appraisal at \$1400.00 was much below the fair market value. She also states that she considers that the value of \$4,000.00 which she has placed on it is a fair value. At the foot of the statement and on the back she continues, that as a rooming house proposition when operated by her, gross revenues amounted to an average of about \$2400.00 a year and she considered that the property would be worth at least \$4000.00 when sold by the Custodian in April 1945.

Q: Witness, I produce to you two snapshots. Do those two snapshots show a side view of the premises with respect to which you are claiming?

A: That is the two, and together they make one photograph of the length of my house.

Q: Yes. And the photograph of the part with the

chimney showing is the back part of the house?

A: Yes.

Q: When were those pictures taken?

A: This is from the side, this is the front, and this is the rear of the house. 1935 or 1936.

MR. McMASTER: I would file these as the next exhibit.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3)

10 MR. McMASTER: Your honour, I have here a copy of an insurance policy on these premises. Rather than file the policy, perhaps my friend would examine it and admit that it appears to be a copy of an insurance policy on these premises. The policy is dated April 10, 1941 and refers to the boarding house of this claimant, being situated on the east side of Kingsway Street, and giving the address of it in Port Alberni. The insurance is for \$2500.00. Does my friend concur that that appears to be the document?

MR. KENNEDY: Yes.

20 MR. McMASTER: Can my friend advise me as to the assessed value of the property at the date of sale?

MR. KENNEDY: We have what purports to be an assessment notice.

MR. McMASTER: This is an assessment notice for the year 1945 with respect to these premises, showing the value of the land at \$420.00 and the value of the improvements at \$2900.00. That is produced from the Custodian's file.

30 Would my learned friend advise me as to whether this property was sold to the tenant who was

operating the premises?

MR. KENNEDY: Our information is that it was sold to Amer Singh and Gurba Singh. Whether or not they were the tenants, I don't know.

MR. McMASTER: Your witness.

MR. KENNEDY: It would appear that they were not, because in the accounts statement, a shop by the name of Hughes is mentioned as the tenant.

THE COMMISSIONER: Have you any examination, Mr. Kennedy?

10

CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, have you had any previous experience as an expert in assessing the value of real estate?

A: Beyond buying my own premises I have had no experience.

MR. KENNEDY: The general line of defence in connection with this claim, your honour, will be that the property was sold at a fair valuation considering the times and conditions.

20

That is all.

THE COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

Gordon Hambleton

G. Hambleton
Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

30

J.R. Archibald
Sub-Commissioner