

3925

FORM "A"

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 3925

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

PERSONAL INFORMATION

NAME: KAKINO Masaichi

HOME ADDRESS: 1274 E. 67th Ave. Vancouver B.C.

REGISTRATION NUMBER 07170 SEX: Male AGE: 25

OCCUPATION: Sawmill (Setter)

(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: Bailey Cedar Co. Ltd Vancouver B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Chiyoko 1274 E. 67th Ave. Vancouver B.C.

ADDRESS OF WIFE OR HUSBAND: 1274 E. 67th Ave. Vancouver B.C.

NAMES OF ANY LIVING CHILDREN: Teddy (M)

ADDRESS OF CHILDREN: 1274 E. 67th Ave. Vancouver B.C.

AGE OF CHILDREN: 2 yrs.

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

1. LOCATION AND DESCRIPTION: 1274 E. 67th Ave. Vancouver B.C.
purchased from Jagat Singh for \$1050. amount paid \$200. cash
and payments amounting to \$180.. agreement of sale in owners
possession.

2. BUILDINGS AND OTHER IMPROVEMENTS: dwelling house and woodshed
at above address.

3. INSURANCE (Give particulars; state where policies are) Core Mutual Ins. Co.
Vancouver B.C. no. unknown, for \$2000. paid up to July 1944.

4. TAXES (Amount and where payable) \$30.75 paid to end of 1940

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In Land Title Office Vancouver B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none
9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED
1. LOCATION AND DESCRIPTION. 1274 E. 67th Ave. Vancouver B.C.
dwelling house

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.
see list on back sheet--

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY. none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Purdential Life Ins. Co. Vancouver B.C. no. unknown.
\$1000. 20 yr. endowment, beneficiary Chiyoko Kakino, Industrial Policy
on Teddy Kakino, policies in owners' possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: Industrial Acceptance Corporation Ltd. Vancouver B.C.
balance on cookstove about \$12.50

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 9th day of April 1942

(Signature)

H. Kakino
Witness

GM Kakino

FOR DEPARTMENTAL USE

1 Studio Lounge	23.50
2 Picture Frame	4.00
1 End Table	3.50
4 Oak chairs and a table	25.00
Carpet 12x12	15.00
1 Ceiling Fan Lamp	6.95
Carpet	10.00
1 Glass Cabinet	18.00
1 Clock	15.00
4 Chairs	6.00
Kitchen Utensils dishes & silver	175.00
1 Vanity Bureau	25.00
1 Complete Double Bed	45.00
1 Crib	18.50
1 Double Bed	45.00
1 Bureau	15.00
1 table	8.00
1 bed lamp	1.00
Carpet	12.00
1 Brown suit	65.00
1 black suit	45.00
1 collar shirt	4.50
1 cotton shirt	2.75
2 arrow shirts	5.00
1 heater	35.00
1 stove (complete)	11.00
Asbestos	2.75
1 sofa	15.00
wash pan & board	10.00
2 buckets	1.00
1 gal. coal-oil can	.85
Stove pipes	3.10
3 chairs	3.00
1 rice bin (new)	2.75
trunk	12.00
1 roset pan	3.50
2 saws	
1 square	
1 level	
4 chisels	
4 hammers	
1 wheelbarrow	

50.00

4.50

#748.15

all at 1274 E 67th Ave. Vancouver B.C.

S. Solo at Auction 8/11/44 Vancouver 35

INFORMATION FROM R.C.M.P.

File No. 3925 DATE August 26, 1943

Al Name KAKINO, Masaichi
(Surname in Block Letters)

Registration No. 07170 Male - Female
(Check) Age August 19, 1915

Former Address 1274 E. 67th Avenue, Vancouver, B. C.

Date Evacuated April 11, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address Tashme, B. C. 163 Rebecca St., Hamilton, Ont.

Married - Single
(Check) 4/1
24

Name of Wife (KAWAGUCHI) Chiyoko - #03043

Name of Husband _____

Name of Mother (Mae) KAKURA Yae (Dec'd) Name of Father Koichi #03031

Names of Children under 16 Teddy Tadaishi - Mar. 14/40.

Requested by ECT Registered with Custodian Yes
(Yes or No)

Additional Information Setter - (Sawmill). Owner of house and property at above
address.

REAL PROPERTY SUMMARY

File 3925

JAPANESE NAME: Masaichi KAKINO - - Reg. No. 07170.

CATALOGUE NO: 413.

PROPERTY ADDRESS: 1274 East 67th Ave., Vancouver, B. C.

LEGAL DESCRIPTION: Lot 24, in East part of Block "B" District Lot 327, Group 1, New Westminster District, Plans 3389 and 3402.

TITLE: In the name of Jagat Singh. Title was subject to an unregistered Agreement of Sale dated the 17th February 1941, Lal Singh and Jagat Singh, vendors, to Masaichi KAKINO, purchaser, for the sum of \$1050.00, payable \$200.00 cash, \$15.00 on the 17th May 1941 and \$15.00 monthly thereafter until the balance was wholly paid with interest at 4% per annum on outstanding balances to be deducted from each cash payment. This Agreement of Sale was executed by Lal Singh and by Santa Singh as attorney for Jagat Singh.

ENCUMBRANCE: Vesting 36434 - 21st June 1943.

ASSESSED VALUE: 1945 -
Land \$240.00
Improvements \$800.00 Total \$1040.00 Taxes \$33.60.

CLASSIFICATION: From the valuation report by F.A. Cleland dated July 9th, 1945, it appears that the property is situated in an industrial district and almost surrounded by sawmills and that the building consist of a small 3 room cottage and cement foundation with board floor in the basement. No furnace. The interior is finished with board covered with wallpaper. Mr. Cleland also reported that next door was a large building 32 x 20, occupied as a rabbit hutch which he considered depreciated the value of the property very greatly. We have a letter dated October 31st, 1942, from the purchaser, Masaichi KAKINO, in which he gives a statement of his expenses for repairs to the property from the date of his purchase, 17th February 1941, until the date of the letter, amounting to \$291.00.

HISTORY OF ADMINISTRATION: The property was rented by the month at a rental of \$20.00 to G.W. HODGKINSON, by the owner KAKINO, from the 1st May 1942 to the end of November of the same year. This rental of \$20.00 was paid to the credit of KAKINO'S account with the Custodian. In December the Rent Control Board reduced the rental to \$10.00 per month, the reduction to apply from the commencement of tenancy. The credit so created paid the rent to the 1st June 1943 and rental continued at the rate of \$10.00 to the end of November 1945. Water rates were paid by the tenant to the 31st December 1945.
On the 15th March 1944, Austin & Co., on behalf of Charles Wilfred Hodgkinson, offered to purchase the property at a price of \$800.00. On the 9th November 1945, this offer was increased to \$1000.00. A valuation was made by W.G. MOORE who reported the value of the property at \$800.00, and a second valuation made by

made by

F.A. Cleland estimated the value at \$1000.00. The offer of \$1000.00 was approved by the Advisory Committee on the 21st November 1945, and consideration in full being received on the 27th November 1945, notice of the acceptance of the offer was given on that date through Austin & Co.

In the conveyance from the registered owner, Jagat Singh, now resident in India, Mr. McAlpine of Farris, McAlpine, Stults, Bull & Farris represented the vendor and conveyed by Deed dated 15th September 1945 to Masaichi KAKINO. KAKINO claimed that in addition to the \$200.00 cash paid at the date of the Agreement of Sale, he had paid a further \$180.00, leaving a balance unpaid of \$670.00 with interest. This claim was allowed by Mr. McAlpine and the interest charges calculated at \$130.00, making a total of \$800.00 due the vendor, which amount was paid to the firm of Farris, McAlpine, Stults, Bull & Farris on the 28th January 1946. KAKINO'S interest then conveyed to the Custodian and a Deed given to the purchaser.

SOLD:

To Charles Wilfred HODGKINSON and Blodwin Anne HODGKINSON, joint tenants, for \$1000.00. Title was conveyed by the Custodian by Deed dated 10th December 1945, which Deed was registered on the 23rd January 1946 and the new Certificate of Title number 139611-L covering the property described in the Deed, was mailed to the Grantees on the 21st February 1946.

FUNDS:

Released to the credit of Masaichi KAKINO, sale price \$1000.00, plus rental from the 1st July 1942 to the 30th November 1945, 40 months at \$10.00 per month, total \$400.00, plus refund of insurance \$1.07, and adjusting charges of \$21.82, total \$1422.89; less commission paid on rent \$20.00, insurance \$10.38, water charge \$72.40, taxes \$168.97, Certificate of Encumbrance \$1.00, repairs \$64.50, valuation \$10.00, advertising \$4.00, balance of purchase price \$800.00, legal fee \$10.00, registration fee \$12.50, commission on sale of the property \$50.00, total \$1223.75. Net amount released \$199.14.

OLD C. OF T.
NO. 63937-K:

In the Land Registry Office, Vancouver, B. C.

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

DATED June 4th, 1946.

IM:ML

REG.
NO.

97170

NAME

KASINO, Moriichi

FILE
NO.

3925

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Palatine Insurance Company	<i>Cancelled June 7/44.</i> 283166	\$750.00	July	8	1945	1274 E at 57th Avenue, in the city of Vancouver, B. C.
Core District Mutual Fire Insurance Company	<i>Revised - Policy # 394440 Palatine Co.</i> 11384	\$2000.00	June	10	1944	1274 on the south side of East 57th Avenue, in the city of Vancouver, B. C.
Palatine Insurance Company Ltd.	<i>Policy for \$1000.00 transferred to new owner Jan. 29/46</i> 394440	\$1000.00	June	10	1947	1274 East 57th Avenue, Vancouver, B.C.

The above Palatine Insurance Co. Policy No. 394440 for \$1000.00, expiring June 10, 1947, was transferred to the new owner of the above real property, namely Chas. W. Hodgkinson, on January 29, 1946.

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

E. Robertson

/ER
May 8, 1946

SUMMARY of LIABILITIES

File No. 3925

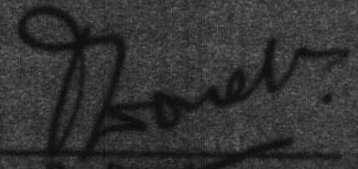
Masaichi KAKINO

Reg. No. 07170

On his JP form dated April 9th, 1942, this Evacuee declared he owed \$12.50, being the balance due on a cook stove to Industrial Acceptance Corporation Limited. He informed us on April 10th, 1942, that he had paid this account that day and this was confirmed by the above Company on April 17, 1944.

No other claims against this Japanese person appear on this file.

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


P. D. Smith

PD/ER
January 11, 1946

PERSONAL PROPERTY SUMMARY

Masaichi KAKINO (Mr.)

Reg. No. 07170

File No. 3925

CHATELS:

The above Japanese person declared a list of chattels in his JP form dated April 9, 1942. With the exception of two shrines in storage at our Cordova Street warehouse and a few items purchased by the tenant, the remainder of the chattels were disposed of at Vancouver Auctions 35 and 56. (See Chattels Summary and Schedule attached).

Life Insurance:

A \$1000.00 Prudential Life Insurance Company 20-year Endowment Policy (number unknown) was declared by the above Evacuee on his JP form, beneficiary - Chiyoko KAKINO. "Industrial Policy on Teddy Kakino" also declared, and above policies were stated to be in owner's possession.

These policies did not come under the control of the Custodian and apart from the JP Declaration, no further reference is made to them on this file.

Specified Articles:

No Specified Articles are revealed on this file.

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

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

E. Robertson

ER
May 8, 1946

CHATELS SUMMARY

Nanaichi KAKINO (Mr.)

Reg. No. 07170

File No. 3925

The above Japanese person declared a number of chattels in his JP form dated April 9, 1942. On July 2, 1942, the agent, A. E. Austin & Company, confirmed that all the effects declared by the Japanese, with the exception of the kitchen stove left installed in the kitchen and the linoleum in the kitchen, front room and one room in the basement, were placed in a locked room and the key handed over to them by the Evacuee, thus releasing the tenant from any responsibility concerning chattels, except those being used by him.

At a later date, namely September 8, 1942, Mr. Kakino advised the agent that as the tenant was generally unpleasant and refused to keep his goods locked up he wished to have his chattels removed from the premises, 1274 E. 67th Avenue, to Custodian storage. This was done (see D. A. Smith's memo Sept. 17/42 on file). In October 1942 Kakino requested that the stove and linoleums left for the use of the tenant be shipped to him at Tashu, but on contacting Mr. Hodgkinson he stated that these articles formed part of the rental arrangements made between the Evacuee and himself, and he did not wish to release them. However, he offered to purchase the stove for \$35.00 and the three old linoleums for \$10.00. After some delay and considerable correspondence the Evacuee wrote on April 29, 1944 requesting that we sell his stove for \$35.00 and the linoleums for \$10.00, i.e. \$45.00 for all, if possible. On May 11, 1944 Mr. Hodgkinson purchased the stove and linoleums for the above amount, which sum was remitted to Kakino on June 6, 1944.

According to Mr. Wills' statement of November 8, 1944, a couch, cupboard and breadbox were abandoned as being of no value.

Although not declared, two shrines were removed from the premises (also a trunk and carton - later sold) to 992 Powell Street on November 8, 1944. The two shrines are still in storage and the above Evacuee was advised of this in our letter of March 19, 1946.

With the exception of a few "Missing" items shown on the attached schedule all the remaining chattels were sold at Vancouver Auctions 35 and 56, copies of which were sent to Mr. Kakino.

A letter reporting on the disposal of his chattels was sent to Mr. Kakino on December 8, 1945 and in reply he stated that the goods were sold for a very low price but that he had no alternative but to accept the net amount. The few chattels sold on December 7, 1945 (Auction 56) were not reported to Kakino until March 19, 1946, at which time the Evacuee was advised that the only remaining chattels were the two shrines still in Custodian storage.

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

E. Robertson

E. Robertson.
May 9th, 1946

CHATEL'S SCHEDULE

Masaichi KAKINO (Mr.)

Reg. No. 07170

File No. 3925

Declared by H. Kakino
in JP form dated
Apr. 9/42, as being
at 1274 E. 67th Ave.

Custodian
Inventory
#639 - Nov.
8/44.

Sold to
tenant, Mr.
Hodgkinson

AUCTIONED

Other
Disposition

Studio Lounge
2 picture frames
1 end table
4 oak chairs and
1 table
Carpet, 12 x 12
1 glass cabinet
1 ceiling trilamp
Carpet
1 clock
4 chairs
Kitchen utensils,
dishes, silver
1 vanity bureau
1 complete double bed
1 crib
1 double bed

31/5/44

31/5/44

8/11/44

8/11/44

8/11/44

8/11/44

8/11/44

8/11/44

8/11/44

8/11/44

8/11/44

8/11/44

Missing
Taken by Mrs. Kakino-
see letter Oct. 30/44

1 bureau
1 table lamp
1 bed lamp
Carpet

31/5/44

8/11/44

Missing

1 brown suit }
1 black suit }
1 collar shirt }
1 cotton shirt }
2 Arrow shirts }
1 heater }
1 stove complete }
Asbestos }

1 carton-
clothes

7/12/45

8/11/44

31/5/44

1 sofa
Washpan and board
2 buckets
1-gal. coal oil can
stove pipes

31/5/44

8/11/44

8/11/44

Missing

3 chairs
1 rice bin
Trunk

I

8/11/44

8/11/44

7/12/45

8/11/44

1 roast pan
2 saws
1 square
1 level
4 chisels
4 hammers
1 wheelbarrow

8/11/44

Missing

2 shrines

Custodian stor-
age.

ER

NAME KAKINO, Masaochi

REGISTRATION NO. 07170

FILE NO. 3925

The following chattels were sold by public
auction at Vancouver, B. C. on December 7th, 1945.

- Quilt, clothes etc.
- Trunk

\$ 1.20
4.75

Total

Less Expenses: (Auctioneer's Fee \$.60
(Advertising .24
(Moving .80

\$ 5.95

\$ 1.64

Net Proceeds Credited:

\$ 4.31

Members of Custodian Staff Present. Mr. Willis

Extracted from Auctioneering List No. Vancouver 56

Remarks.

*Original to Council
sent March 19/46*

KAKINO, Masaichi
1274 E. 67th Ave., Vancouver, B.C.
Evac. File 3925



Picture Taken May 3, 1943

CABLE ADDRESS:
AUSTIN VANCOUVER
CODES:
WESTERN UNION AT

**A. E. AUSTIN
& CO. LTD.**

833 HASTINGS STREET WEST
VANCOUVER,
CANADA

TELEPHONE
MA 9196 2431

ESTABLISHED 1906

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

APR 21 1942

April 20th, 1942.

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

Dear Sirs:

Re: Registration #07160 - Kakino Masaichi
1274 East 67th Avenue

We went out to this property this morning;
we were, however, unable to get admittance.

We understand the house contains three small
rooms in the basement and three rooms upstairs. The
exterior woodwork has never been painted. The frontage
extends to 66 ft. We understand that the occupants
vacated yesterday and that they have rented the house
to a tenant at a rent of \$20.00 per month. The garden
and grounds have the appearance of having been well cared
for.

The only chance of selling the property would
be at a small price and on easy terms. To conserve the
Owner's interests, we think the best plan would be to
rent the property. We have left word for the prospective
tenant to come to see us.

Yours truly,

A. E. AUSTIN & CO. LIMITED.

per

Matthew Davidson

Agents.

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS:
AUSTIN VANCOUVER
CODES:
WESTERN UNION AT

**A.E. AUSTIN
& CO. LTD.**

TELEPHONE
MARINE 2431
ESTABLISHED 1906

855 HASTINGS STREET WEST
VANCOUVER,
CANADA

August 10, 1942

The Custodian of Japanese Property,
Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

Dear Sir:

Re: Yours File #3925, 1274 East 67th Ave AUG 10 1942
Massichi Kakino,

The tenant in the above house, C.W. Hodgkinson, informs us that at the basic date under the Rent Control Regulations at the 2nd of January 1940, the rent paid for the premises was \$10.00 per month. If his statement is correct, he is paying an excess rent of \$10.00 per month, and as this increased rent does not appear to have been approved by the Rent Control Board, there would seem to be an infraction of the law, and the Owners are liable to prosecution, and to have to return to the tenant the rent over paid. Hodgkinson has paid his August rent at the rate of \$20.00 per month and has not reported the matter to the Rent Control Authorities. We have no means of checking up on the correctness of his information. If the circumstances are reported to the Rent Control Authorities, we will have quite a lot of trouble.

Yours truly

A. E. AUSTIN & CO. LIMITED.

per

per Arthur Davidson

Agents

MD/S

*Sept 4.
A.E. Austin & Co.
matter up with
rent control Board
will write as
when they hear
from*

3425

Milsom
ant to Spain

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 4 1942

House #88, 3rd Avenue
Tashme, Hope, B. C.

October 31, 1942

Mr. T. D. Milsom
506 Royal Bank Building
Hastings and Granville
Vancouver, B. C.

Dear Sir:

Received your letter of 21st instant, regarding my house at 1274 East 67th Avenue, you stated that my rent has been dropped to the sum of \$10 per month. I find this is very unreasonable, after I consider the amount spent for alterations and so forth. I hope that satisfactory arrangement can be made.

As I explained in my letter of August 17th, alterations and repairs come to approximately \$300.

Unfinished house was just shiplap.

4 Rolls of Felt paper @ \$3.85.....	\$15.40
Paper Hanging and Labor.....	35.00
Enamel Paint for Woodwork	
House Paint for Fence and Trellis.....	25.00
Lumber and Shingles for Woodshed.....	40.00
Lumber for Fences.....	17.50
Door Knob and Yale Latch.....	4.50
2 Window Latches @ .20¢.....	1.60
2 Basement Window Latches @ .25¢.....	.50
Sifting the garden for Lawn, Seed and	
Fertilizer and also Labor.....	25.00
Re-altered hot water pipe to the basement	
sink and moved the tank from bathroom to	
kitchen.....	16.50
Miscellaneous.....	110.00

\$291.00

I have tried my best to show you where and how much I have spent on repairs and alterations on the mentioned house.

Mr. Hodgkinson made his appeal to the Rent Control Board to lower the rent without first consulting us. I shall now write in full details how we came to rent the house to Mr. Hodgkinson for \$20. Our agreement was to settle this rent matter just between ourselves. It was Mr. Hodgkinson's wish not to have any Real Estate Agent handle it because of 10% commission, in which case Mr. Hodgkinson would have had to pay more than \$20 to cover all expenses, (water rate payment, rental payment and taxes, 1941). When the Custodian first sent Mr. Davidson of A. E. Austin & Company to 1274 East 67th Avenue, without our knowledge, Mr. Hodgkinson was very angry. He even went down to 512 Alexander where my wife was staying to demand an explanation. My wife had a hard time convincing him that she had no hand in the matter. My wife told Mr. F. G. Shears, when she was in his office that Mr. Haines, the tenant before we bought the house, whom I had never met, was on relief and Jagat Singh, the former owner was renting for \$10 which was all he could get from him. We moved to 1274 East 67th Avenue on April 4th, 1941 until my wife left on April 19th, 1942.

I preferred to put my house into the agent's hand before I went to camp, April 11, 1942, but I agreed to Mr. Hodgkinson's wish since I had to store my personal belongings in one room in the basement for the duration. When my wife last went to get her bed-spring and mattress he forbid her to put the padlock back which was put there by order of Mr. Davidson. Mr. Kendrick Whipple of 1234 East 67th Avenue, was witness when this occurred. I see no reason now, why I should let Mr. Hodgkinson use the Condar Jr. Range and the two carpets, one bluish in the living-room, the other reddish-brown in the basement, if you have not already removed them with all my other personal belongings.

I shall appreciate very much if you will send the Range and the two carpets to the above address at your earliest convenience.

Please give this matter your carefull and immediate attention.

Thanking you, I remain

Yours truly,

Massick Watkins

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS
AUSTIN VANCOUVER
CODES
WESTERN UNION AT

**A. E. AUSTIN
& CO. LTD.**

TELEPHONE
MA RINE 2431
ESTABLISHED 1906

553 HASTINGS STREET WEST
VANCOUVER,
CANADA

November 19, 1942

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 20 1942

Dear Sirs:

Re: Masaichi Kakino, 1274 East 67th Ave.
Your file #3925.

With reference to our recent correspondence, our application for fixation of the rent at the present amount of \$20.00 per month came up for hearing today at the Court. Judge Lennox offered to fix the rent at \$15.00 per month, but the tenant would not consent, and the matter has been adjourned for a fortnight so the premises may be inspected by the Rent Control Administration.

In view of the fact that the Japanese Owner has only a small Equity in the property, and if the rent is reduced he will not be in a position to carry the property, he would perhaps like to sell. If so we might be able to get some one to pay him cash for his Equity, and to assume the future payments. We shall be glad to hear from you.

Yours truly

A. E. AUSTIN & CO. LIMITED.

Matthew Dawson
Agents.

MD/S

September 7th, 1943

Messrs. Farris, McAlpine, Stultz,
Bull & Farris,
Barristers & Solicitors,
1508 Standard Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: George Masaichi KAKINO,
1274 E. 67th Avenue.

We are in receipt of your letter of the 28th ultimo respecting the Agreement of Sale between your clients Lal Singh and Jagat Singh and the above, and it would appear from our records that what you state is correct, namely that, apart from the \$200.00 paid in cash, no other payments have been made.

Respecting the second paragraph of your letter, we would advise that from rents received since we have been handling this property, we have paid 1941 and 1942 taxes amounting to \$66.52, but 1943 taxes remain unpaid, same being \$33.33.

We would take this opportunity of mentioning that this property was originally rented by G. M. Kakino to the tenant at \$20.00 per month, but this on appeal by the tenant to The Rental Control Board was reduced to \$10.00 per month and was made retrospective from the time the tenant went into possession in July 1942. For this reason, after payment of above taxes, water rates, repairs, etc., we have at the moment only about \$20.00 standing to the credit of this account and it has thus not been possible to pay any interest or principal outstanding.

We would point out, however, that this property is included in the catalogue of Japanese Real Property to

be sold and tenders have now been invited. Before the
property is sold however, an appraisal will be made by
an independent valuer.

Yours truly,

P. Douet
Administration Department

PD/GH

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS
AUSTIN VANCOUVER
CODES
WESTERN UNION AT

**A.E. AUSTIN
& CO. LTD.**

833 HASTINGS STREET WEST

VANCOUVER,
CANADA

January 19, 1944

EVACUATION
Rec'd JAN 21 1944
File No. 3925
Ans. 1/20
Referred [Signature]
ESTABLISHED 1906

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

Dear Sir:

Re: 1274 East 67th Avenue,
Your File #3925.

We enclose herewith a letter from the
tenant of the above premises making an offer to
purchase the above property in accordance with
the terms set forth in this letter.

We understand that the Japanese Owner
has only a small equity in this property, and in
view of these circumstances, we have already
informed the tenant that we did not think the
Custodian would have power to sell the property,
and to accept any offer.

Alternatively if the tenant is unable
to purchase the property, he thinks he should get
some assistance towards the expense he has already
incurred on the property out of his own pocket.

We shall be glad to receive your views and
instructions, when you might kindly return the letter
in question.

Yours truly

A. E. AUSTIN & CO. LIMITED.

Matthew Davidson

Agents.

MD/S
Encs.

Feb. 2/44

*Mr. Davidson will advise tenant to put in tender;
Also that no allowance will be made for unauthorized
repairs.*

C
O
P
Y

Vancouver, B.C.

January 17th 1944.

Mr. Davidson,
c/o A.E. Austin Co.
Vancouver,

Dear Sir,

Being the tennant of 1274 E 67th Ave. Vancouver for the past 20 months or so, (a property being held by your company for the Custodian of Aliens) I am very much interested in making a permanent home here.

As the house has never at any time been completely finished, and is at present in need of quite a little repairs being done in order to preserve it including the plumbing and cess-pool being re-newed, and as I have spent some \$80.00 or so during my tennancy from my own pocket, I do not feel like spending any more, neither do I think there is much hopes of getting the real owner to fix up the place, I would therefore like to make you an offer of \$50.00 cash (fifty dollars) for whatever equity is held by Masaichi Kakino.

As I understand the situation, these premises are owned by one Jagat Singh, who sold to said Masaichi Kakino in March 1941 for a down payment of \$200, who then moved in and resided here until evacuated in May 1942 (some 13 months) during which time he made no other payments, hence any equity held by Kakino is very small.

I am presenting these facts (as I understand them) for your guidance in considering my offer and will be pleased to hear from you at your earliest convenience regarding same. I might add my rent of \$10.00 per month is paid until Feb 1st 1944.

Thanking you,

I remain, yours truly,

Charles W. Hodgkinson.
1274 E. 67th Ave. Vancouver.

P.S. In case there may be any priorities for Jap held property for ex-soldiers, I might state I am a vet of world war (disabled) Reg. No. 104271.

3925.

May 29th, 1944.

Mr. Masaiichi KAKINO,
Registration No. 07170,
318 Third Avenue,
Tashme, B. C.

Dear Sir:

Re: 1274 East 67th Avenue,
Lot 24, E. pt. of Lot "B",
D.L. 327, City of Vancouver.

We wrote you during 1943 relative to your property at the above address and enclosed a statement in duplicate of the position of this account. You do not appear to have returned the signed copy as requested. You are, however, no doubt in agreement with the fact that since purchasing the above property, the only payment made by you was the sum of \$200.00 paid upon completion of the deal on February 7th, 1941. Since that date, interest is accrued in the sum of approximately \$100.00 which, together with 1944 taxes to date, total approximately \$950.00. The Custodian has recently had this property independently appraised and the value placed upon it is \$600.00. It, therefore, appears that you have no remaining monetary interest in this property at the present time. Further, the solicitors acting for the unpaid vendor have written asking your intentions regarding the balance of the payments, failing receipt of which they have expressed a willingness to accept a quit claim deed and relieve you of any further liability.

Under existing circumstances, this would appear to be the proper procedure and we are accordingly enclosing for your consideration and signature a quit claim deed as suggested. You will note that your signature requires to be witnessed and we would suggest that you attend before a Justice of the Peace or other competent authority to complete the documents.

Relative to your chattels we might say that, as requested by you in September, 1942, everything has been moved to Custodian storage at 992 Powell Street, except:

kitchen range installed
linoleum on floors of kitchen, front
room, basement room.

If you desire to relieve yourself of any further responsibility regarding this property, we would be glad to receive from you at an early date return of one copy of the enclosed document duly signed in the enclosed stamped and addressed envelope.

Yours truly,

A. G. McArthur,
Administration Department.

AGM/P.
Encl.

EVACUATION SECTION

Rec'd JUN 28 1944

File No. 13925

Ans.

Referred *Johnson*

Tashme, B. C.,
June 22, 1944.

Mr. W. J. Johnson,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

With reference to yours of June 16th inst., I still maintain that I had paid Lal Singh the sum of \$180.00 in twelve monthly instalments of \$15.00 each subsequent to my initial payment of \$200.00.

I have seven cancelled cheques whereas the balance of five payments was made into the Royal Bank of Canada at Harpole. Lal Singh gave me the bank book and I was to deposit the payments into the bank.

Will you allow me to come to Vancouver for one day to straighten everything out. If I saw Mr. Singh in person, I am sure that everything would be clarified. At the same time, if everything is definitely clarified, I would be willing to sign the quit claim.

Therefore, I trust that you will kindly arrange for my visit to Vancouver so that everything can be settled in the presence of Lal Singh and his Solicitors.

Yours truly,

Masumi Takino
Masumi Takino

Reg. No. 07170

3925

July 26th, 1944.

Mr. Masaichi KAKINO,
Registration No. 17170,
Tashme, B. C.

Dear Sir:

With further reference to your letter of the 22nd ultimo we wish to advise you that we now have certain information which may confirm your statement regarding deposits which you claim to have made into the account of Mr. Lal Singh with the Marpole Branch of the Royal Bank of Canada.

In order to complete this matter we are asking you at this time to please forward to this office the seven cancelled cheques which you state you have in your possession and, after inspecting same, they will be returned to you.

We are enclosing herewith a stamped, addressed envelope for your convenience and you will note that we have also affixed a ten cent stamp for registration purposes to insure safe delivery of the cheques to us.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

3925.

August 21st, 1944.

Attention Mr. C. L. McAlpine, K.C.,

Messrs. Farris & Company,
Barristers and Solicitors,
1508 Standard Bank Bldg.,
Vancouver, B. C.

Without prejudice.

Dear Sirs:

Re: Lal Singh and Jagat Singh and
George Masaichi KAKINO.
1274 East 67th Ave., Vancouver.

With further reference to your letter of August 28th, 1943, and the first paragraph of our Mr. Donet's letter dated September 7th, 1943, concerning the amount owing by Mr. Kakino to Lal and Jagat Singh under an Agreement for Sale dated February 17th, 1941, relating to the property at the above-mentioned address.

On the 9th day of April, 1942, Mr. Kakino filed with the Custodian the required declaration form, for the use of all Evacuees owning real property and stated therein the following:

"1274 E. 67th Ave., Vancouver, B. C. purchased from Jagat Singh for \$1050. amount paid \$200. cash and payments amounting to \$180., agreement of sale in owner's possession."

For your further information we are enclosing at this time a copy of a letter received from Mr. Kakino dated June 22nd, 1944, in which he claims to have made the payments declared to the Custodian before evacuation. He forwarded the 7 cancelled cheques to substantiate his statement and these we produced for your inspection during our conversation on Saturday morning, the 17th instant. We now enclose copies of same together with a memorandum regarding deposits made to Lal Singh's account which, we believe, are the ones referred to in Kakino's letter of June 22nd. The total of these cheques and deposits, less the amounts to be deducted for interest as required under the Agreement for Sale, approximate the amount of \$180.00 as claimed.

(2)

Messrs. Farris & Company.

August 21st, 1944.

Trusting that this information and these enclosures will be sufficient evidence to obtain an acknowledgment from Mr. Singh that Kakin should be credited with the amount he claims, we remain

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/P.
Encl.

File No. 3926

EVACUATION SECTION	
Rec'd	AUG 5 1944
File No.	2926
Ans.	Johnston
Referred	

Tashme, B. C.,
August 5, 1944.

Mr. W. J. Johnston,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I am forwarding to your office the seven
cancelled cheques as requested by you.

I trust that these cancelled cheques will
help to confirm my previous statement that I had paid
to Lal Singh rent over and above the initial payment
on my house.

Yours truly,

M. J. Johnston
Masafichi Marino

Reg. No. 17170

NAME MAKINO, MasahichiREGISTRATION NO. 97179FILE NO. 3925

The following chattels were sold by public
 auction at 792 Powell St., Vancouver, B.C. on November 8, 1944.

✓ Dish pan and crockery	\$1.85
Dish pans, frying pans and Thermos	1.60
✓ Kitchenware	0.85
Ironing board, blinds and sundries	0.25
2 Kettles and 2 saucepans	1.85
✓ Roast pan	1.35
Christmas decorations	1.00
2 Wooden stands and sundries	0.50
Cutlery	1.10
Lunch kit and sundries	1.60
Hand painted plate	2.25
2 Trays, Lacquerware and vases	0.75
2 Japanese Tea Sets	2.25
4 Boxes of Ceremonial goods	1.60
4 Boxes of Ceremonial goods	0.75
4 Boxes of Ceremonial goods	1.80
Roll of wire	2.35
✓ Iron Pot	1.10
✓ Iron Pot	0.75
Saucepan and coffee pot	1.80
✓ Carton of dishes	1.00
✓ Kitchen utensils	0.75
Glassware	1.60
Lacquerware	1.40
4 Boxes of Ceremonial goods	0.50
4 Boxes of Ceremonial goods	0.60
3 Boxes of Ceremonial goods	1.10
Total	
Carried Forward	\$ 34.30
Less expenses:	\$
Net Proceeds credited:	\$
Amount of cash on hand preserved:	
Extracted from Auctioneering List No.	
Remarks:	

NAME KATMO, MargaretREGISTRATION NO. 07770FILE NO. 9924

The following chattels were sold by public
 auction at 222 Powell St., Vancouver, B.C. on November 2, 1944.

	Brought Forward	\$
Line, wall paper and sundries		34.30
Tin of sealers		0.35
Library table		0.25
Dresser		3.50
Dresser		6.00
Table		8.50
Toronto Couch		0.60
Tool box and contents		2.50
Wooden cabinet		5.00
Heater		4.25
Heater		15.00
Garbage can and boiler		2.25
Small cabinet		2.50
2 Small white cabinets		0.80
2 Chairs		0.50
Rockers		0.80
3 Chairs		1.75
Bed and spring		2.00
Wattle clock		4.00
		7.00

Total		\$ 101.85
Less Expenses: (Auctioneer's Fee: \$10.19		\$ 23.79
(Advertising: 2.56		
(Movings: 10.84		
Net Proceeds Credited:		\$ 78.26

Members of Custodian Staff Present. Mr. WillsExtracted from Auctioneering List No. Vancouver 35

Remarks.

*Original
 Sent Dec 8/45*

Warehouse.....992 Powell.....

Date.....Nov 8-44.....

FILE NO.3925.....

NAME.....KAKINO N.....

ADDRESS.....1274 E 67th.....

I have examined the undermentioned articles and
consider that they have no value.

- 1 Couch (Broken N.V.)
- 1 Cupboard " "
- 1 Bread Box (Broken + Rusty)

Auctioneer.....W. G. Thompson.....

The above mentioned articles have been abandoned

.....Wm Wells.....

CABLE ADDRESS
AUSTIN VANCOUVER
CODES
WESTERN UNION AI

**A. E. AUSTIN
& CO. LTD.**

TELEPHONE
MA RINE 2431
ESTABLISHED 1906

833 HASTINGS STREET WEST
VANCOUVER,
CANADA

November 9th, 1945.

The Japanese Custodian,
Evacuation Section,
675 West Hastings St.,
Vancouver, B. C.

Attention Mr. Douet

Dear Sirs:

Re: 1274 East 67th Avenue

EVACUATION SECTION	
Rec'd	NOV 10 1945
File	3925
Ans.	17/11/45
Referred	Douet

Mr. Douet

Confirming our conversation of today, Mr. Hodgkinson, the tenant in the above house, is prepared to make an offer of \$1,000.00 for this property, but advises us that the money will not be available until Thursday of next week, the 15th inst.

We will be pleased, therefore, if you will arrange to reserve the property until say Monday the 19th inst., by which time we think the money will definitely be paid over to us.

Thanking you for your co-operation in this matter and awaiting your favourable reply, we are,

Yours truly,

A. E. AUSTIN & CO. LIMITED.

Per

[Signature]

HTW/F.

This Indenture

Made the 15th day of December in the year of our

Lord one thousand nine hundred and forty-five.

In Pursuance of the "Short form of Deeds Act"

Between

JAGAT SINGH of the Village of Litran, P. O. Shankar,
District of Jullundur City, Punjab, India, Farmer

Insert full Name,
Street Address and
Occupation of
Grantor and of
Grantee.

(hereinafter called the "Grantor")

AND

MARACHI KAKING Millman, 8881 Selkirk Street, in
the City of Vancouver, Province of British Columbia.

(hereinafter called the "Grantee")

Witnesseth, that, in consideration of ONE THOUSAND (\$1,000.00) - - - - -

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor
(the receipt whereof is hereby by him acknowledged)

he, the said Grantor, doth Grant
unto the said Grantee, his heirs and assigns FOREVER :

All and Singular that certain parcel or tract of land and premises situate, lying and being
in the City of Vancouver, Province of British Columbia, and more particularly
known and described as Lot Twenty-four (24), in the Easterly portion of
Block "B", District Lot Three hundred and twenty-seven (327), Group One (1),
New Westminster District, according to a registered map or plan deposited in
the Land Registry Office at the City of Vancouver, in the said Province
and numbered 3389 and 3402.

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

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; ~~subject nevertheless~~ to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

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

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

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

And the said Grantor Releases to the said Grantee All His Claims upon the said lands.

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

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature
of Witness

Street Address

City or Town

Occupation of Witness

JAGAT SINGH

by his attorney
Santa Singh

FOR WITNESS

Province of British Columbia
To Wit:

I, John L. Farris
of Vancouver

of the City
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 Jagat Singh by his Attorney in fact Santa Singh the part y thereto, for the purposes named therein.
2. The said instrument was executed at Vancouver, B. C.
3. I know the said part y, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver
in the Province of British Columbia, this 15th
day of December 1944

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

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY CERTIFY that, on the

day of

1944, at

in the Province of British Columbia,

(whose identity has been proved by the evidence on

, who is) personally known to me, appeared

the person mentioned in the annexed Instrument as

subscribed thereto as part, that know the

of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at in the Province of

British Columbia, this day of

in the year of our Lord one thousand nine hundred and forty-

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

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

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the _____ day of _____, 194 _____

at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, and that he is the person of the said _____ 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-

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

Farris & Co.

Charlton & Bonded Co., Ltd., Law Printers and Stationers,
Vancouver, B.C.

Deed of Land

MASAICHI MAKINO

—OL—

JAGAT SINGH

Said December 15th 194 6

FOR ATTORNEY

I HEREBY CERTIFY that, on the _____ day of _____, 194 _____

at _____ City of Vancouver

of _____ Santa Singh

has been proved by the evidence on oath of _____

personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____

to the annexed instrument as the maker thereof, that the said _____

in the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____

instrument, and subscribed the name of the said _____

as the free and deed of the said _____

attorney which has not been revoked.

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-

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

DECLARATION BY ATTORNEY

I, _____ of the _____

in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.

2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

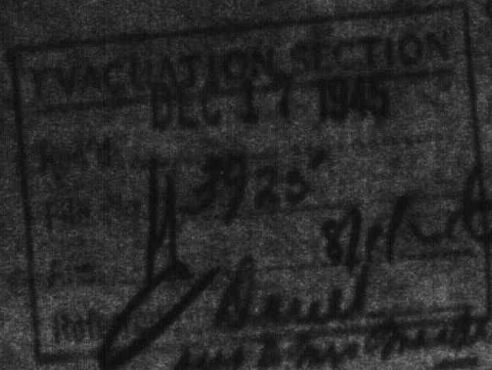
AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at _____ in the Province of _____

this _____ day of _____, 194 _____

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

NOTES:—When the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.



318 3rd Ave.
Washington D.C.
Dec 14 1945

FILE 2945

Mr. Court
Administration Dept.
Office of the Custodian

Dear Sir,

Received your letter referring
to my goods on chattels left in
the Washington area during my detention
from the coast.

I find my goods were
sold at a dreadful low price but
have no alternative but to accept
the net amount of \$19.26

I would very much like
to clear up the balance of
my property and send me a check for
the balance of \$12.74 of M.E. and
the chattels as soon as possible.

Sincerely
W. E. Harris

Catalogue No. 413
File No. 3925
1274 East 67th Ave., Vancouver
24/B, E./pt. 327

February 1, 1946.

CHARLES SILFRED & ELONWIE ANNE HODGKINSON
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 27, 1945)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
Registration fees on deed - \$1,000.00	6.00	
Insurance premium \$5.50 (Ex. 10/6/47) - unearned portion	2.81	
Water paid to December 31, 1945 - 35/184 x \$8.20	1.56	
Purchasers' proportion of 1945 taxes paid - 35/365 x \$33.60	3.22	
Rent owing - Nov. 1st to Nov. 26th - 26/30 x \$9.50	8.23	
Balance owing by purchasers		21.82
	<u>\$1,021.82</u>	<u>\$1,021.82</u>

BALANCE OWING BY PURCHASERS \$21.82

3925

March 19th, 1946.

Mr. Masaichi KAKINO,
Registration No. 07170,
318 - 3rd Avenue,
Tashme, B. C.

Dear Sir:

We are in receipt of your letter of March 18th and would advise that we have not yet received any recommendation from the Department of Labour, Japanese Division, respecting the remitting of part or all of the funds standing to your credit. We understand the above Department have this matter under investigation and as soon as we hear from them we will advise you.

Respecting chattels, you are aware that the stove and congoleum rugs were sold with your agreement to your tenant, Mr. Hodgkinson, for \$45.00, which sum was remitted to you on June 12, 1944. Our agents and ourselves took no responsibility, nor did the tenant, in connection with the chattels you left in the boarded-up room. At your request, everything that was in this room was removed by us and sold by auction. In our letter of December 8, 1945 we forwarded you a detailed auction list, with an explanation as to what had happened to the remaining goods. This you acknowledged on December 14th, commenting that the prices obtained were low but that you had no alternative but to accept the net proceeds of \$78.26 obtained. We now enclose copy of auction list, Vancouver 56, showing the net proceeds from the remaining salable goods that we had on hand in our warehouse, and with the exception of the two shrines which are still in our Cordova Street warehouse, all chattels have been disposed of.

We would take this opportunity of pointing out that in a large number of cases where clothes, etc., have been stored for a long time, they have been found to be moth-eaten, mildewed, and generally in such a condition that they either have to be destroyed or given to the Red Cross, or a similar organization. This happened in your case, and accounts for the small amount obtained for the clothes, etc.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc. 1

3925

May 1, 1946

Mr. Masaichi KAKINO,
Reg. No. 07170,
118 - 3rd Avenue,
Tashiro, B. C.

Dear Sir:

Re: Catalogue No. 413
1274 E. 67th Avenue
Vancouver, B.C.
24/B.E. 127.

Please be informed that the above property has been sold as of November 27, 1945 for the sum of \$1000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

A. G. McArthur
A. G. McArthur,
Administration Department

/ER

Enc. 2

cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Name: KAKINO, Masaichi

Catalogue No: 413

File No: 3925

Street Address: 1274 E. 67th Avenue,
Vancouver, B.C.

Reg. No.: 07170

Legal Description: 24/B, E.pt., 327.

Date of Sale and Adjustments ..November 27th, 1945.....

	Debit	Credit
Sale Price		\$ 1000.00
Real Estate Agents Commission	50.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	6.50	
Encumbrances:		
Unpaid Vendor	800.00	
Legal Fees	10.00	
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		2.61
Taxes		3.22
Water		1.56
	<u>875.00</u>	<u>\$ 1007.59</u>
Net Proceeds credited to your account		\$ 132.09

Date:....Nov. 1, 1946.....

Compiled by:..George Peters.....

3925

REGISTERED
AIR MAIL

July 24th, 1946

Mr. Masaichi KAKINO,
Reg. No. 07170,
163 Rebecca Street,
Hamilton, Ontario.

Dear Sir:

We have for acknowledgement your letter of July 15, 1946 requesting the balance of your funds. We now enclose Custodian cheque in the sum of \$181.71, which represents your entire credit with this office.

You have already been forwarded a statement of your account up to February 26, 1946, which showed a credit balance in your account of \$281.71. Since that date the only entry made was that regarding the \$100.00 sent to you in our letter of May 18, 1946, thus reducing your credit to \$181.71.

We note your remarks in the second paragraph of your letter of July 15th regarding "return of taxes". Please refer to our letter to you of May 1, 1946 enclosing our statement covering the sale of the real property at 1274 E. 67th Avenue, Vancouver. In this statement it will be seen that an amount of \$3.22 has been credited to your account, representing the amount of 1945 taxes due to you after the sale of the property on November 27th, 1945. The above amount, namely \$3.22, is included in the item shown on your general statement under date of November 27, 1945 - "Credit re Sale of Property - \$132.09".

Respecting chattels, we wrote you fully on this matter in our letter of March 19, 1946. Regarding the two shrines still in our Cordova Street warehouse, we would like you to tell us what disposition you would like to make of these.

It would now 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 and addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur,
Administration Department

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