

4120

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: TANAKA Jirochi

HOME ADDRESS: Box 262, Cr. 2nd Ave., & Chatham, Steveston, B.C.

REGISTRATION NUMBER 09399

SEX: Male

AGE: 57

OCCUPATION: Fisherman

(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: A.B.C. Packers, Steveston, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: KCM

ADDRESS OF WIFE OR HUSBAND: ~~SMITHVILLE~~ Japan

NAMES OF ANY LIVING CHILDREN: ⁵⁰²⁷ HITOSHI (M) ³⁸⁶⁴ TAKAO (M) ³⁸⁸⁰ TOSHIKI (M)

-----TAMIE (F) IWAO (M) TOYOKO (F) SUZUE (F) YOSHIKO (F)-----last five
are in Japan

ADDRESS OF CHILDREN: First three living with father

AGE OF CHILDREN: 32, 27, 19, 17, 15, 14, 12, and 10 yrs.

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

1. LOCATION AND DESCRIPTION: Lot 2 of block 17 of section 3, block 3,
north range 7, west map 249, in the district of New Westminster. Cert. #7155E
Located at ^{Box} 262, Cr. 2nd Ave. & Chatham, Steveston, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS:

EX 6 room frame building, shingle roof

3. INSURANCE (Give particulars; state where policies are)

None

4. TAXES (Amount and where payable) \$13 per yr., paid for 1941, payable at Town Hall,
Frighouse, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by self

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

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST 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: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None8. BANK ACCOUNTS: None9. LIFE INSURANCE: Sun Life Ass. \$1,000, policy #2212132, beneficiary wife KOK, (Japan), in own possession10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: NoneREMARKS: All furniture in brother's name Key to the house will be given to the custodian.

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 15th day of April 1942.A. Mcconnell
Witness

(Signature)

Shirochi Tanaka

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 16/43

File No. 4120

Full Name TANAKA, Jiroichi
(Surname in Block Letters)

Registration No. 09399

^V
Male - Female
(Check)

Age Sept. 15, 1884

Former Address Steveston, B. C.

Date Evacuated Apr. 26/42

Naturalized - Canadian-Born - ^VNational
(Check)

Present Address c/o A. F. Penner, Box 26, R.R. 1, Lorette, Man.

RETURNED TO JAPAN
S.S. "MARINE FALCON"
2ND OCTOBER, 1940.

^V
Married - Single
(Check)

nee
Name of Wife (HASHIMOTO) Kon (Japan)

Name of Husband - - - -

Name of Mother YOSHIDA

Name of Father Rinnosuke (Japan)

Names of Children under 16 Uwao (M) 15 yrs; Toyoko (F) 13 yrs; Suzuye (F)
11 yrs.; Yoshiko (F) 10 yrs . (All in Japan)

Requested by B. McKim

Registered with Custodian Yes
(Yes or No)

Additional Information Cannery Worker. Part ownership - house & lot
at Steveston.

REAL PROPERTY SUMMARY

August 14, 1946

Japanese Name: Jiroichi TANAKA Reg. No.: 09399 File No.: 4120

Catalog No.: 759

Property Address: 33 Chatham Street, Steveston, B. C.

Legal Description: Lot 2, Block 17, Section 3, Block 3 North, Range 7 West,
Map 249, Municipality of Richmond, District of New Westminster

Classification: Dwelling

Assessed Value:	Land:	Improvements:	Taxes:	Appraisal:
	\$270.00	\$700.00	\$18.02	\$530.00

Encumbrances: A quit claim deed dated March 29, 1943, unregistered, from Jiroichi SHINDE was received by this office to Jiroichi TANAKA his interest in Lot 2, Block 17, Section 3, Block 3 North, Range 7 West, Map 249.

Title: Registered in name of Jiroichi TANAKA and Jiroichi SHINDE

Vesting Order No. 25436 - date February 15, 1943

History of Administration: The Custodian's representative, J. D. Mather, in his report to the Custodian, dated July 31, 1942, stated that the building is a 6 room frame, shingle roof dwelling with outside toilet with water connection. This house is in fairly good condition. No insurance was on the property and the Custodian placed a policy on this house for \$1,000.00. Another policy for \$300.00 was placed on the chattels in the house. This was cancelled in 1944 owing to circumstances revealed on file and charges were absorbed by the Custodian in the payment of the premiums.

This property was rented by the Custodian's agent, T. C. King to Arthur Hubert for \$10.00 a month including water. Mr. Hubert remained a tenant until the sale of the property.

Sold: Mr. Lloyd Charles Conners for \$530.00.

Approval of Advisory Committee - September 27, 1944.

Date of adjustment - November 14, 1944. The tenant was in arrears of rent from October 31 to November 14, 1944 and as the tenant was left destitute after the fire of December 24, 1944, we consider the balance uncollectible.

The deed signed by the Secretary of State was not received by this office until December 11, 1944 and before this could be registered in the purchaser's name the dwelling was demolished by fire on December 24, 1944. The deed was registered in the Land Registry Office on January 19, 1944. The insurance adjustment was handled by the Office of the Custodian and the amount of \$922.24 was received as settlement. A readjustment

August 14, 1946

Japanese Name: Jiroichi TANAKA

Reg. No.: 09399

File No.: 4120

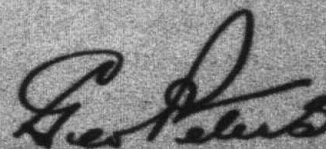
Sold:

was made by Mr. Shears, The Director, with the purchaser on the purchase price whereas an additional amount of \$70.00 was credited to Jiroichi TANAKA's account. Mr. Shears' Memorandum of March 2, 1945 and his letter of March 7, 1945 to TANAKA explains this situation.

Funds released to the credit of Jiroichi TANAKA, March 5, 1945 in the net amount of \$558.01

Title Number 182462-E, dated February 8, 1945 in the name of of Lloyd Charles Connors.

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



George Peters,
Administration Department

GP:hbo

REF. NO.

09399

NAME

TANAKA, Jiroichi

FILE NO.

4120

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
London & Lancashire Guarantee & Accident	<i>Renewed - Pol. # 3401251 - London & Lancashire</i> 3800849	\$1000.00	Aug.	21	1943	No. 33, North side Chatham St., Steveston, B. C.
London & Lancashire Guarantee & Accident	<i>Renewed - Pol. # 3401255 - London & Lancashire</i> 3400860	\$300.00	Sept.	3	1943	Lot 2, N. side Chatham St., Steveston, B. C.
London & Lancashire Guarantee & Accident	<i>Renewed - Pol. # 3401251 - London & Lancashire</i> 3401251	\$1000.00	Aug.	21	1944	33 Chatham St., Steveston, B. C.
London & Lancashire Guarantee & Accident	<i>Renewed - Pol. # 3403750 - London & Lancashire</i> 3401285	\$300.00	Sept.	3	1944	#33 on Lot 2 on the North side of Chatham Street in the Town of Steveston, B. C.
London & Lancashire Guarantee & Accident	<i>Total before - Property - sold</i> 3403153	\$1000.	Aug.	21	1945	Lot 2, Blk. 17, Sec. 3, Blk. 30, 379, 33 Chatham St., Steveston, B. C.
London & Lancashire Guarantee & Accident	<i>Cancelled - Feb. 27/45</i> 3403180	\$300.00	Sept.	3	1945	Lot 2, Blk. 17, Sec. 3, Blk. 30, 379, 33 Chatham St., Steveston, B. C.

August 14, 1946

Fire Insurance Summary

The Custodian placed the insurance with the London & Lancashire Guarantee & Accident Company for \$1,000.00 covering the real property at 33 Chatham Street, Steveston, B. C. The Custodian made claim for the loss, after a fire to the above premises on December 24, 1944, and a settlement was arrived for the sum of \$922.24.

The Custodian placed insurance with the London & Lancashire Guarantee & Accident Company for \$300.00 covering the chattels at 33 Chatham Street, Steveston, B. C. This was cancelled out and charges made on the coverage of the chattels were absorbed by the Custodian and the amounts credited to Jiroichi TANAKA's account.

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

George Peters
George Peters,
Administration Department

hbc

File No. 4120

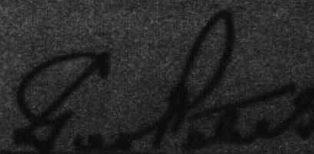
August 14, 1944

LIABILITY SUMMARY

Re: Jiroishi TANAKA
Reg. No. 09399

There is revealed on file a claim sheet showing that Dr. W. UCHIDA had a claim against Jiroishi TANAKA in the amount of \$30.00. TANAKA disputed this claim in his letter of February 22, 1943, and July 4, 1943. Dr. UCHIDA was notified in our letter to him of March 4, 1943 of the dispute. No further action was taken by this office.

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



George Peters,
Administration Department

hbc

August 14, 1946

PERSONAL PROPERTY SUMMARY

Re: Jiroishi TANAKA
Reg. No. 09399

Chattels: See Chattel Summary.

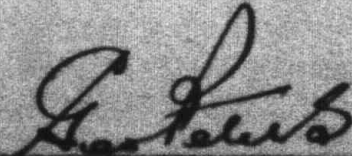
Specified Articles: There are no cameras, radios, firearms or motor vehicles revealed in the registration or the file.

Life Insurance: Jiroishi TANAKA declared to the Custodian that he had a Sun Life Assurance Company policy No. 2212132 in the amount of \$1,000.00; beneficiary, wife, Ken, in Japan. As this did not come under the control of the Custodian no action was taken by this office. The file reveals that Jiroishi TANAKA asked for a full settlement of the cash surrender value of the above numbered policy. A cheque in the amount of \$258.52 made out to Jiroishi TANAKA and his son, Hitoshi TANAKA was forwarded to Jiroichi TANAKA on April 3, 1946 from this office, after receipt of the cheque from Sun Life Assurance Co.

No property interests other than those mentioned are to be found on the file.

Accounts Receivable: Jiroishi TANAKA received a refund of B. C. Electric Railway Co. Ltd. security deposit for light in the amount of \$4.46 which was credited to his account.

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


George Peters,
Administration Department

hbc

August 27, 1946.

CHATEL SUMMARY

Re: Jiroichi TANAKA

Registration No. 00190

Jiroichi TANAKA declared no chattels in the protected area on April 15, 1942. Mr. Mather, Custodian's agent, in his report of July 31, 1942, inventories chattels. Later, it was discovered from declarations that Hitoshi TANAKA, a son (file #5027), Mrs. Yasu HATTORI (file #14828) and Hirokichi MORIYA (file #4985) had declared they stored chattels at TANAKA's home - 33 Chatham Street, Steveston, B.C. Mr. Tanaka confirms on October 30, 1944, a list of chattels submitted by MORIYA which was claimed to be stored at TANAKA's house.

On August 14, 1942, Mr. King, Custodian's agent, sent in a signed list from the tenant, Arthur Hubert, which was identical to the list submitted by Mr. Mather.

On November 4, 1944, Mr. Harris, Custodian's agent, was requested to remove the chattels from this house and on November 16, 1944, under the name of MORIYA he removed six items to #3 warehouse at Steveston. This list was placed on MORIYA's file. In a follow-up memorandum of November 22, 1944, from Mr. Harris, he states the tenant Mrs. Hubert claims she went out of town sometime ago and had arranged with C.C. Robinson to pick up certain chattels and that he had made another list. Mr. Harris checked this with Mr. Robinson and this could not be remembered by him. Mrs. Hubert also claimed certain chattels were sold by Mr. Robinson. However, appearing on the file is a new inventory with no date, signed by Mrs. Hubert which shows a considerable shrinkage of articles from the list of goods she originally signed for in August 1942. Also on the file appears in Mr. Green's (of the Custodian office) hand-writing, the remarks that one davenport and one dining room table was held by the neighbors. These items appear in the inventory signed by Hubert and it must be assumed that Robinson did go in and remove certain articles and loaned these two items to the neighbors. On the removal of goods by Harris in November 1944, he abandoned as useless 3 bed springs and one home-made table.

On December 24, 1944, this house was completely destroyed by fire. There was insurance coverage in the amount of \$300.00 on the contents. No direct investigation appears to be made by the Custodian's Insurance Department but the firm of J.M. Robinson Company, adjusters, received a statement from Mrs. Hubert dated January 18, 1945, in which she claims she had placed chattels in the shed at the rear for Mr. Robinson of the Custodian to pick up, and then she was absent from the premises from Easter until August, and on her return, found only a few old bedsteads and a box that had been broken into by her children during her absence. She also states that before Christmas another man came with a list (this we think means Mr. Harris when he removed the goods in November under MORIYA's name). He took the stove that was in the shed and a few other things, chairs, and the only thing they left was a home-made kitchen table and a long bench. The bureau was out in the shed but the children had broken the mirror. Owing to the above statement by the tenant, no insurance could be collected on the policy which covered the furniture. The dining room table held by the neighbor whose name appears to be Reid was sold by Mr. Harris in the amount of \$3.00. This was credited to TANAKA's account but later transferred to MORIYA. The davenport was never recovered, as it appears this party has left the locality. As formerly stated, no chattels were declared and no chattels credited to TANAKA's account. The chattels of the individual Japanese, left in TANAKA's home, will be dealt with on their respective files.

(over)

Registration Number 09399

TANAKA Jiroichi

Box 262, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Description is correct as in Form "JP".

OWNERSHIP

The property is owned by the above Tanaka.

BUILDING

The building is a 6 room frame, shingle roof dwelling with outside toilet with water connection. This house is in fairly good condition.

INSURANCE

There is no insurance on the property.

TAXES

The taxes are paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of effects attached hereto.

REMARKS

This house has been rented by Mr. T. C. King for \$10 per month.

RECOMMENDATION

I would recommend that insurance be placed on this house and that the property be handed to Mr. King for management on behalf of the Custodian.

July 31, 1942.

Atwater

July 31/42

Registration Number 09399

TANAKA Jiroichi

4120

INVENTORY

- 1 Kitchen Range
- 3 Home Made Tables
- 1 Bench
- 1 Pr. Hip Boots, Rubber
- Sundry Kitchen Utensils
- 1 Heater
- 1 Hand Made Table
- 3 Bed Springs
- 3 Bedsteads
- 1 Davenport
- 2 Cupboards
- 1 Chest Drawers
- 1 Mattress
- 3 Kitchen Chairs
- 1 Heater
- 1 Home Made Couch with two pads
- 1 " " Table
- 2 Chairs
- 1 Stool
- 1 Canvas
- 1 Rubber Mat
- 1 Trunk with Clothes
- 1 Table Home Made
- 3 Springs
- 1 Bedstead
- 1 Dining Room Table
- 1 Mattress
- 2 Linoleums, rolled up
- 1 Large Box, nailed up solid
- 1 Box Japanese goods
- 1-5 gal. Can
- 1 Single Bed
- 1 Mattress
- 7 Chairs
- 1 Small Saw
- Sundry Pictures

In case - Jiroichi

This Indenture

made this 29th day of March in
the year of our Lord one thousand nine hundred and forty-three

Between

JIROICHI SHINDE, fisherman, registration number 04749,
formerly residing at Steveston in the Province of
British Columbia and presently residing at Greenwood
in the said Province

hereinafter called the Party of the First Part,
AND

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

JIROICHI TANAKA, cannery worker, registration number
09399, formerly residing at Steveston in the Province
aforesaid and presently residing at Rosewood, in the
Province of Manitoba (c/o John Roskos)

hereinafter called the Party of the Second Part.

WITNESSETH that in consideration of the Party of the Second Part executing
and delivering a certain Deed of Land (in which the parties hereto are the
Grantors) conveying Lot One (1) in the hereinafter mentioned Block
Seventeen (17) to Takesaburo Hamaguchi of Minto in the Province of British
Columbia the Party of the First Part hath granted

~~WITNESSETH that the said party of the first part for and in consideration of~~
~~the sum of~~ Dollar ~~of the lawful money of Canada~~
~~the sum in hand paid by the said party of the second part at or before the sealing or~~
~~delivery of these presents (the receipt whereof is hereby by him acknowledged) hath~~
~~granted, released and quitted claim and by these presents Doth Grant, Release, and~~
QUIT CLAIM unto the said party of the second part, **ALL** the Estate, Right, Title,
Interest, claim and demand whatsoever both at law and equity or otherwise howso-
ever and whether in possession or expectancy of him the said party of the first part
of in to or out of **ALL** and singular the certain parcel or tract of land and pre-
mises, situate, lying and being

in the Municipality of Richmond and described as
Lot Two (2) Block Seventeen (17) Section Three (3) Block
Three (3) North, Range Seven (7) West, New Westminster
District according to a map or plan deposited in the Land
Registry Office in the City of New Westminster and
numbered 249.

TOGETHER WITH the appurtenances thereunto belonging or appertaining **TO HAVE** and **TO HOLD** the aforesaid lands and premises with all and singular the appurtenances thereto belonging or appertaining unto and to the use of the said party of the second part, subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original Grant thereof from the Crown.

Wherever the singular or the masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties

hereto and each of them (where the context or the parties so requires)

IN WITNESS WHEREOF the said parties to these presents have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature
of Witness

Street Address

City or Town

Occupation of Witness

K. Shinde

Greenwood B.C.

Merchant

J. Shinde

FOR MAKER

I HEREBY CERTIFY that, on the

day of 19 , at

, in the Province of British Columbia,
(whose identity has been proved by the evidence on
, who is personally known to me, appeared

oath of
before me and acknowledged to me that
the maker thereof, and whose name
contents thereof, and that
years.

the person mentioned in the annexed instrument as
subscribed thereto as part , that know the
executed the same voluntarily, and of the full age of twenty-one

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

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:

1. *Kichitoto Shinde*
of *Greenwood*
make oath and say:

of the *City*
, in the Province of British Columbia,

1. I was personally present and did see the within instrument duly signed and executed by
Kichitoto Shinde the party thereto, for the purposes named therein.
2. The said instrument was executed at *Greenwood B.C.*
3. I know the said party, 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 *Greenwood*
in the Province of British Columbia, this *19th*
day of *March* 1943

L. S. Shinde

K. Shinde

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

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____) who is personally known to me, who subscribed his name to the annexed Instrument as _____, 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 _____, in the Province of _____, this _____ day of _____, in the year of our Lord one thousand nine hundred and _____.

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.

Quit Claim Deed

The Willson Stationery Co., Ltd.

TO

Dated _____ 19____

FOR ATTORNEY

I HEREBY CERTIFY that, on the _____ day of _____, 19____, at _____, in the Province of British Columbia, (whose identity 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 _____ is 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 _____, knows the contents of said Instrument, and subscribed the name of the said _____ as the true act 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 _____, in the Province of _____, this _____ day of _____, in the year of our Lord one thousand nine hundred and _____.

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.

CANADA
PROVINCE OF BRITISH COLUMBIA
To wit:

I, _____ of the _____, in the Province of British Columbia, this _____ day of _____, A.D. 19____, DO SOLEMNLY DECLARE THAT

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

2. At the time of the execution of the annexed 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 British Columbia, this _____ day of _____, A.D. 19____.

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

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THIS INSTRUMENT made the 29th day of March in the year of our Lord one thousand nine hundred and forty-three

IN PURSUANCE OF THE "SHORT FORM OF DEEDS ACT"

BETWEEN

JIROICHI TANAKA, cannery worker, registration number 09399, formerly residing at Steveston in the Province of British Columbia and presently residing (a/o John Roscoe) at Roswood in the Province of Manitoba and JIROICHI SHINDE, fisherman, registration number 04749, formerly residing at Steveston in the Province aforesaid and presently residing at Greenwood in the said Province

(hereinafter called the "Grantors")

AND

TAKESABURO HAMAGUCHI, presently residing at Minto in the Province of British Columbia, son-in-law of the aforesaid Jiroichi Shinde

(hereinafter called the "Grantee")

WHEREAS the Grantors whose names appear on one Certificate of Title are the sole owners of and hold Lots 1 and 2, Block 17, Section 3, Block 3 North, Range 7 West, Map 249 in the District of New Westminster as tenants in common AND WHEREAS it has been agreed between the said Jiroichi Tanaka and Jiroichi Shinde that he the said Jiroichi Tanaka will join with the said Jiroichi Shinde in executing and delivering a Deed of Land conveying in fee simple Lot 1 mentioned above to the Grantee in consideration of a QUIT CLAIM deed executed by the said Jiroichi Shinde granting and releasing unto the said Jiroichi Tanaka all the estate, right, title, interest, claim and demand whatsoever both at law and equity or otherwise howsoever and whether in possession or expectancy of him the said Jiroichi Shinde in to or out of all and singular the aforesaid Lot 2.

WITNESSETH that in consideration of the above mentioned QUIT CLAIM deed now given by the said Jiroichi Shinde to the said Jiroichi Tanaka and in consideration of the sum of one dollar (\$1.00) now paid by the Grantee to the said Jiroichi Shinde (receipt whereof is by him acknowledged) the Grantors DO 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 Municipality of Richmond and more particularly described as Lot One (1) Block Seventeen (17) Section Three (3) Block Three (3) North, Range Seven (7) West, according to a registered map or plan deposited in the Land Registry Office in the City of New Westminster and numbered 249.

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 them, the said Grantors 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, and subject to all taxes rates and local improvement assessments, whether already or hereafter assessed.

THE said Grantors Covenant with the said Grantee that they have the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantors and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

AND the said Grantors Covenant with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

AND the said Grantors Covenant with the said Grantee that they have done
no acts to encumber the said lands.

AND the said Grantors RELEASE to the said Grantee ALL THEIR 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 } *K. Shinde*
Street Address }
City or Town } *Greenwood B.C.*
Occupation of Witness } *Merchant*

J. Tanaka
J. Shinde

FOR WITNESS

Manitoba
Province of British Columbia } *22*
To Wit:

I, *Ugochi Maki*
of *Winnipeg*
make oath and say:

of the *City of Manitoba*
in the Province of *British Columbia*, *22*

1. I was personally present and did see the within instrument duly
signed and executed by *Ugochi Maki* of the part is thereto, for *22*
the purposes named therein.
2. The said instrument was executed at *Winnipeg* *Manitoba*
and that *he is* of the
3. I know the said party
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 *Winnipeg* *Manitoba*
in the Province of *British Columbia*; this
24th day of *April* 1943

U. Nishi

M. H. Zimmerman
A Notary Public in and for the Province
of *British Columbia*. *Manitoba*
A Commissioner for taking affidavits
within *British Columbia*.

FOR WITNESS

U. Nochi
as to signature of
Jiroichi Tanaka

Province of British Columbia }
To Wits

I, *Kichitaro Shinde*
of *Greenwood*
make oath and says:

of the *City*
in the Province of British Columbia,

1. I was personally present and did see the within instrument duly signed and executed by *Jiroichi Shinde* the party thereto, for the purposes named therein.
2. The said instrument was executed at *Greenwood B.C.*
3. I know the said party, 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 *Greenwood*
in the Province of British Columbia, this
29th day of *March* 19*13*

K. Shinde

.....
A Notary Public in and for the Province
of British Columbia.

A Commissioner for taking affidavits
within British Columbia.

Copy for Mrs. McArthur

Wm

4320

November 14th, 1944

Mr. Lloyd C. Connors,
27 Chatham Street,
Steveston, B.C.

Re: Catalogue No. 759
Chatham nr. 6th, Steveston
2/17/5/83N/R7W/249

Dear Sir:

This will acknowledge receipt of your letter of November 4th, in which you enclose your cheque for the amount of \$477.00. We have now received a total of \$530.00, being the full amount of the purchase price for the above property.

We note you wish this property to be registered in the name of Lloyd Charles Connors, Security Guard, of 27 Chatham Street, Steveston, B.C., British subject.

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

Yours truly,

F. G. Shears
F. G. Shears,
Director.

Copy for Mr. Peters

4120

October 31, 1944.

Mr. L. G. Gannett,
27 Chatham Street,
Stevenson, N. C.

Dear Sir:

Re: Catalogue No. 759
Chatham St. near 6th Avenue

~~2/17/8/83N/K7W/249~~
2/17/8/83N/K7W/249

Your letter of September 22nd enclosing cheque for \$53.00 and offer to purchase the above property for the sum of \$530.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$477.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject.

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

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

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

Yours truly,

F. G. Shears,
Director.

F. G. Shears
F. G. Shears

CANADA
BRITISH COLUMBIA

To Wit:

In the Matter of TITLE TO ALL AND SINGULAR, those certain parcels or tracts of land and premises situate, lying and being in the town of Steveston, in the district of New Westminster, in the Province of British Columbia, and more particularly described as Lots numbered One (1) and Two (2), in Block numbered Seventeen (17), in the subdivisions of Sections Ten (10) and Three (3) and part of Section Thirty-four (34), Block Three (3) North, Range Seven (7) west of the coast Meridian, according to a map or plan deposited in the Land Registry Office at the City of New Westminster and numbered 249.

I, Jiroichi Shinde formerly of Steveston and now of the City of

Greenwood

in the Province of British Columbia

do solemnly declare

1. In the Conveyance dated 1st October 1913 from Amedee Percy Horne to Jiroichi Tanaka and myself of the above mentioned Lots of land, my name is shown as "Jiromatsu Shindi" whereas my correct name at the time of the date of the said conveyance and ever since has been "Jiroichi Shinde".
2. The said Jiroichi Tanaka and myself have been in undisputed possession of the said Lots ever since our purchase of same from the said Amedee Percy Horne, and I have not since disposed of my interest in the said Lots.
3. The incorrect spelling of my name in this matter has only recently been drawn to my attention and I respectfully request that the spelling of my name be amended in the books of the Land Registry Office at the City of New Westminster and in any documents emanating therefrom in connection with my Title to an interest in the said Lots.

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 the City

of Greenwood

in the

Province of British Columbia, this ninth

day of November

A.D., 19 42.

[Signature]
A Notary Public in and for the Province of British Columbia
CLERK OF THE LAND REGISTRY OFFICE

J. Shinde

Rec'd	SEP 22 1944
File No.	4170
Ans.	
Referred	Peters

September 22, 1944.

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

Dear Sirs:

Re: Catalogue No. 759
2/17/3/B3W/KTW/242

I wish to bid \$530.00 for the above property.

Attached you will find \$53.00, being 10% deposit.

Yours truly,

L. C. Connors

L. C. Connors,
27 Chatham Street,
Steveston, B. C.

Rec'd NOV 9 1944
File No. 4120
Name Peters
Bureau

Stevenson B.C.
Oct, 4th / 44.

To the Office of the Custodian.
506 Royal Bank Building
675 W. Hastings Street Vancouver B.C.

675 W. Hastings Street Vancouver B.C.
Dear Sir
received your letter. Re Catalogue no 759
Chatham St near Sixth Avenue ^{4/11/35}
File no 4120. In which you recommend the
acceptance of my offer. I am herewith
enclosing the balance of purchase price.
By certified cheque. The amount of \$477.00

2/17/9/03N/K7W/249

Yours truly,
Lloyd C. Conners
Steveston B.C.

March 11

Catalogue No. 759
File No. 4120

TO THE PURCHASER

EVACUATION SECTION	
Ref. No.	4012
File No.	

Kindly fill out the following information and return to this office:

Full name: *Lloyd Charles Connors*

Address: *27 Chatham St Steveston B.C.*

Occupation: *Security Guard Boeing ^(Aircraft) Sea Island B.C.*

Nationality: *naturalized British subject, Irish descent*

Important

If Title is to be issued in the name of a wife only, please give full name, occupation and address of the husband as well. Also, if the title is to be issued in two names please state whether the ownership is a Joint Tenancy or a Tenancy in Common.

*The Title of this property to be issued
in the name of Lloyd Charles Connors
to be occupied by my wife & family & self.*

February 13th, 1945.

Mr. Lloyd Charles Connors,
27 Chatham Street,
Steveston, B.C.

Dear Sir:-

Re:- Catalogue No. 759
Chatham St. near 6th Ave. Steveston, B.C.
Lot 2, Blk. 17, Sec. 3, Blk. 3 N., Range 7W.
Map 249. NWD.

Deed to the above property in your name has
now been registered. You will be informed when title is
received by us from the Land Registry Office and at that time
calculations of adjustments and other incidentals will be completed
as of November 14th, 1944., the date of Acceptance of this sale.

Yours truly,

George Peters,
Administration Department.

GP/DD.

Sent March 7/45.

STATEMENT RE SALE OF:

Catalogue No: 759

Street Address: Stevenson, B.C.

Legal Description: 2/17/3/338/KTM/249

Name: TANAKA, Jiroichi

File No: 4120

Reg. #09379

Date of Sale and Adjustments Nov. 14/44

Sale Price \$ 530.00

Bank Statement Adjustment Commission 70.00

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Insurance:

Capital - 10000

Insurance

Insurance - 10000

Insurance - 10000

Adjustments:

Fire Insurance 17.57

Taxes 2.32

Water 3.07

14.00 \$ 622.96

Net Proceeds credited to your account 608.96

March 6th, 1945.

Date:

Mr. George Peters

Compiled by:

Catalogue No. 759
File No. 4120,
Chatham St. 6th, Richmond,
2/17/3/BJM/R7W/249

March 5th, 1945.

LLOYD CHARLES CONNORS

(purchaser)

In Account with: The Custodian of Enemy Property

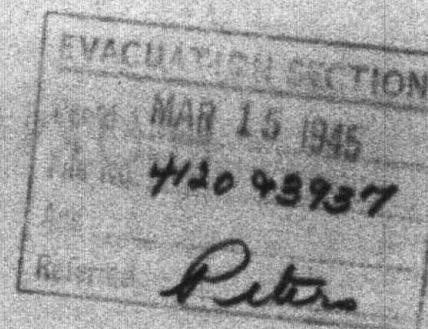
STATEMENT OF ADJUSTMENTS

(as at November 14th, 1944)

	DEBIT	CREDIT
Purchase price	\$530.00	
Cheques received		530.00
<u>Amount of rent collected</u>		
November 14th to December 24th		
40/30 x 12.00		16.00
Registration fees on deed - \$530.00	5.05	
Insurance premium - 76.45 x 23.00	17.57	
Water - paid to Dec. 31/44 -		
47/184 x 12.00	3.07	
Purchaser's proportion of 1944 taxes		
47/365 x 18.02	2.32	
Balance owing by purchaser		12.01
	\$558.01	558.01

BALANCE OWING BY PURCHASER \$12.01

Catalogue No. 759
File Nos. 4120 & 3937
Chatham St. nr. 6th Avenue
Richmond/2/17/3/B3N/R7W/249
Certificate of Title No. 182462-E



Control of property covered by Certificate of Title No. 182462-E and described above is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Dated at Stearston this 14th day of March 1945.

Signed Lloyd C. Conners

Return to the Custodian

TANAKA, Jiroichi
SHINDE, Jiroichi
33 Chatham, Steveston, B. C.
Evac. File 4120
3937



Picture Taken April 13, 1943

78 Georgia Street,
Steveston, B.C.
Aug 15th, 1942.

Mr. F. G. Shears,
506 Royal Bank Building,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 18 1942

Dear Sir:

Re: Jiroichi TANAKA. File #4120

Replying to your letter of the 12th instant
in reference to the above.

This house was rented on August 4th, 1942,
to Mr. Arthur Hubert at the rental of \$10.00 per
month which includes the water rates.

In reference to fire insurance on this
building. The rates are very high in this locality,
being \$23.00 per thousand on short term (one year) rate.
This is the reason that there is no insurance on any of
these houses, as the Japanese thought it too high,
however if it is your wish that insurance be placed at
this rate, please let me know at once and I will cover.

In reference to the personal belongings in this
house (which in the writers estimation belongs to Tanaka)
I am forwarding signed inventory, signed by the tenant
covering what was found in the house. I might mention
that this place was broken into sometime after the
evacuation of Tanaka before the tenant occupied. The
tenant is taking care of these things at the same time
using some of them.

Yours truly,

Thomas C. King.

Thomas C. King.

Arthur Hubert

Goods left in the house in charge of ~~Arthur Hubert~~ In house
of Jiroichi TANAKA.

✓2 Kitchen Range
3 Home Made Tables
✓1 bench
1 Fr. Hip Boots, Rubber
Sundry Kitchen Utensils
1 Heater
1 Hand Made Table
✓3 bed Springs
3 bedsteads
✓1 Davenport
2 Cupboards
1 Chest Drawers
1 Mattress
5 Kitchen Chairs
1 Heater
1 Home Made Couch with 2 Pads
✓1 Home Made Table
2 Chairs
1 Stool
1 Canvas
✓1 Rubber Mat
1 Trunk with Clothes
1 Table, Home Made
3 Springs
1 bedsteads
✓1 Dining Room Table
1 Mattress
2 Linoleum, Rolled up
1 Large box, Nailed up solid
1 box Japanese Goods
1 5 Gall. Can
1 Single Bed
1 Mattress
7 Chairs
1 Small Saw.
Sundry Pictures

Goods to be taken

1 kitchen range

1 bench

Bedding, including

Handing

3 bed springs

1 davenport

3 kitchen chairs

1 home made

1 rubber mat

1 dining table

Arthur Hubert

The Custodian of the Japanese
Section,
Steveston, B.C.

% John Raskas
Rosedale, Iran.

My

Dear Sir:-

In a recent communication from one of
my friends who is a resident of the town
of Steveston, it was stated that my house
which had been unoccupied until quite
recently has now been taken over by a
certain family without my having been
notified by the Custodian.

Since I've had most of my properties,
other personal belongings stored up in the
said house at the time of evacuation, it is
my wish to inquire of you, what proper action
had been taken place in regards with the stored
properties, by whose consent have the present
occupant or occupants resided, and if so,
what amount of monthly rent is the said party
obligated in each monthly payment, and also
by whom the payments has been received.

You will please give reason of my
not having been regarded or notified in this
respect and also make a clear information
to my satisfaction as soon as you possibly
can and oblige

Yours truly

Rented by Mr. Raskas
10.00 per month
paid up to date
B.C.

33 Chatham & 6th Ave

Nitoshi Tanaka 04895
Tosaka 09399
File 4120 P.

4120 & 3937

February 15, 1943.

Mr. Jiroichi TANAKA,
Registration No. 09399,
c/o John Roskos, Esq.,
Rosewood, Man.

Dear Sir:

Thank you for your undated letter addressed to our Representative in Steveston, and which has been referred to us for attention, asking about the status of your house in Steveston.

Please note that through Mr. T. C. King of 79 Georgia Street, Steveston, our agent at that time, the Custodian's Office rented your house from August 4, 1942 to Mr. Arthur Hubert for the sum of \$10.00 per month, that the Custodian's Office, from rent proceeds, has paid taxes for 1942 as well as arrears in taxes for 1941 of \$1.31, has placed fire insurance on your house for \$1000.00 and on the contents for \$300.00.

When you registered your assets with the Custodian you declared that you were the owner of Lot 2, Block 17 of Section 3, Block 3, North Range 7 West, Map 249, Municipality of Richmond, District of New Westminster, and Mr. Jiroichi Shinde declared that he was the owner of Lot 1, both being located in the corner of Chatham Street and 6th Avenue, Steveston, B. C.

A search of the records reveals that you and Mr. Shinde are both part owners in common of Lots 1 and 2, in view of which, the Custodian cannot remit any funds to you or to Mr. Shinde arising from rentals (totalling \$16.00 monthly) from both lots without being advised clearly both by you and by Mr. Shinde as to your respective interests in the property you both own in common.

The view is held that it probably may be in your interest to quit claim to Mr. Shinde whatever interest you may have in Lot 1 and for Mr. Shinde to quit claim to you whatever interest Mr. Shinde may have in Lot 2. We would appreciate hearing from you in this connection.

% John Roscoe
Rosewood Man.

The Custodian's Office
Japanese Evacuation Section.

Feb 22 1943
EVACUATION SECTION
Rec'd MAR 1 1943
File No.
Ans.
Referred Alexander

Dear sir

I am replying your letter dated Feb. 15, 1943
file no. 4120-4939. I, Jirochi Tanaka is the
owner of Lot 2. Block 17 of Section 3. Block 3, North Range
7 West. Map 249. Municipality of Richmond. District
of New Westminster and Mr. Jiomatsu Shinde is
the owner of Lot No. 1. As for myself I am
only interested on my own lot No 2. so from now
on will you please refer to me just my own property.

Regarding the claim against me from Dr. M.
Uchida of sum of \$30.00 I am sure I do not owe
him any and as there is many name of Tanaka
there must be some mistake. Will you please
see to this too.

Yours truly

Jirochi Tanaka
Reg. No. 09399.

4120

March 4, 1943.

Mr. Jiroichi TANAKA,
Registration No. 09399,
c/o Mr. John Roskos,
Rosewood, Manitoba.

Dear Sir:

Re: Lots 1 and 2, Block 17, Section 3,
Block 3 North, Range 7 West, Map 249
Corporation of the Township of Richmond

Thank you very much for your letter dated February 22nd. We note that you state you are interested only in Lot 2 and that your friend, Mr. Shinde, is interested only in Lot 1.

The facts are, however, that you and Mr. Shinde are both part owners in common of both Lot 1 and Lot 2.

Accordingly we suggest that it would be advisable for you to Quit Claim to Mr. Shinde whatever interest you may have in Lot 1 and for Mr. Shinde to Quit Claim to you whatever interest he may have in Lot 2. Please let us hear from you in this connection, and if both you and Mr. Shinde agree, we shall send you the necessary documents for signature and effect registration in such a manner to show clearly that your interests are confined to Lot 2 only and that Mr. Shinde's interests are confined to Lot 1 only.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

3737,
4120,
6749.

March 23, 1943.

Mr. Jiroichi SHIMIZU,
Registration No. 04749,
Greenwood, D. C.

Dear Sir:

Following your letter of March 8th, we now enclose a Quit Claim Deed from yourself to Jiroichi TANAKA, governing Lot 2, and Deed of Transfer from yourself, Jiroichi SHIMIZU, to Takechuro HAMAGUCHI, governing Lot 1. Please read these documents carefully and, if they make effective the arrangements you have in mind, you and Jiroichi TANAKA should attend before a lawyer or Notary Public and get them completed - after which they can be returned to us for registration.

Yours truly,

P. H. Russell,
Administration Department.

PHR:RHS
Enc. 2

File 4170

Greenwood, S. G. May 1st, 1943.

Mr. P. M. Small,
Administrative Department,
The Postmaster's Office
Washington, D. C.

Sir:

Re: File No. 3387, 4120, 5649

In accordance with your advice of the 23rd March in connection with the conveyance of an ownership of my property at Starvation, more particularly known as lot 1, Block 17, Section 3, Block 3 North, Range 7 West, Map 249, Corporation of the Township of Richmond, to my son-in-law, Takemura Haseguchi, now in Hiale, S. G., I am enclosing herewith all the documents which you forwarded me, duly signed and witnessed by both Mr. Jiroichi Tanaka and myself before notary public.

Hoping that these will be satisfactory in the process of registrations and wish you will be good enough to inform me as soon as possible, when registrations completed, so that I will be able to inform Mr. J. Tanaka and T. Haseguchi about results.

Yours truly,

Jiroichi Tanaka,
Registration No. 5649.

3937

May 11, 1943.

Mr. Jiroichi SHIMIZU,
Registration No. 04749,
Greenwood, D. C.

Dear Sir:

Thank you for your letter of May 1st,
with the conveyances to Tanaka and Hamaguchi. How
are the present credit balances which have been
derived from these two properties to be treated? Do
you wish them to be divided in the same manner that
the lots are being divided?

We cannot register these Deeds, as you
do not send Certificate of Title. If you wish the
Deeds to be registered, please send this Certificate.
We have, however, sent instructions to each file concerned
that hereafter the properties are to be administered for
the new interests.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDK

cc: Files Nos. 4120 & 6749

MEMORANDUM.

File #4120

July 9, 1943.

TO: File

FROM: Mr. R. B. Mackenzie

Re: TANAKA, Jiroichi.

This file can be closed as far as chattels are concerned. Although nothing is declared, an inventory was taken of the effects left in the house at 33 Chatham Street and this has been signed by the tenant Mr. A. Hubert. - see letter 15/6/42

RBM/MFP

R. B. Mackenzie

November 4, 1943.

Mr. Jiroichi TANAKA,
Registration No. 09379,
c/o F. Penner,
Lorette, Manitoba.

Dear Sir:

On your original Declaration Form you did not declare any furniture, but on checking over your property later we found the enclosed list is situated in your house at 33 Chatham Street.

We have received a request from Hirokichi Morita that he had stored numerous articles at your home, such as a new sofa, bedstead, bed frame, stove, walnut table, inlaid linoleum, 2 chairs, cupboard set, electric toaster, iron, clock and lampstand, portable coat hanging set, big picture with frame, several book cases with books, cotton twine 5 lbs., bird cage, nickel boiler, carpenter and other tools, and a 4 gallon kerosene barrel.

Kindly let us know if this is correct.

Yours truly,

Correct. see letter Oct 30/44

George Peters,
Administration Department.

GP:EB
Encl.

C
O
P
Y

Goods left in the house in charge of Arthur Hubert in house
of Jiroichi TANAKA.

*owned by
H. Hubert*

- 1 Kitchen Range
- 3 Home Made Tables
- 1 Bench
- 1 Pr. Hip Boots, Rubber
- Sundry Kitchen Utensils
- 1 Heater
- 1 Hand Made Table
- 3 Bed Springs
- 3 Bedsteads
- 1 Davenport
- 2 Cupboards
- 1 Chest Drawers
- 1 Mattress
- 5 Kitchen Chairs
- 1 Heater
- 1 Home Made Couch with 2 Pads
- 1 Home Made Table
- 2 Chairs
- 1 Stool
- 1 Canvas
- 1 Rubber Mat
- 1 Trunk with Clothes
- 1 Table, Home Made
- 3 Springs
- 1 Bedstead
- 1 Dining Room Table
- 1 Mattress
- 2 Linoleum, Rolled up
- 1 Large Box, Nailed up solid
- 1 Box Japanese goods
- 1 5 Gall. Can
- 1 Single Bed
- 1 Mattress
- 7 Chairs
- 1 Small Saw

Sundry Pictures

File No. 4120

June 16th, 1944

MEMORANDUM
RE CLAIMS

Re: Jiroichi TANAKA

There are no claims on file against
the above party as at this date.

(See Claims sheet of June 14/43)

GDM/GH

File Nos. 3927, 4120
6749.

July 28th, 1944

MEMORANDUM

TO: MR. DA. CRAMER

FROM: MR. K. W. WRIGHT

RE: 35 Chatham St., Steventon, S.C.
Lots 1 & 2, Bld. 17, Sec. 3, Blk.
3 N., Range 7 W., Map 249, D. N. W.
Jirotsu BUNDI & Jirochi TAKAKA

In accord with your memo of the 26th instant, I called upon Mr. Stokes yesterday when down at New Westminster. As a result of our conversation it was decided to make further search in the hope that the documents might be found. There was no duplicate original of the declaration and do not think that anyone in this office should make declaration in regard to Japanese names. I spoke to Mr. Good this morning and he has now produced the original Quit Claim Deed as well as the Conveyance and original Declaration. You will find same attached.

K. W. WRIGHT

KWW/D'B

4120

October 18th, 1944

Mr. Jiroichi TANAKA,
c/o F. Penner,
Lorette, Man.

Dear Sir:

Having received no answer to our letter of November 4/43, and September 21/44 we shall assume that the furniture and effects stored in your house at 33 Chatham St. Steveston, belong to Hirokichi MORITA as stated by him.

When these goods are sold at auction we shall credit the account of H. Morita with all the proceeds.

Yours truly,

R.B. Mackenzie,
Protection Department

RBH:LM

C/O Mr. A.F. Penner,
Lorette Man.,
Saturday, Oct. 22, 1944.
Rec'd
File No. 4120
Referred

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

Dear Sir:

out to return

I have not had the opportunity of getting in touch with you for some time. However I would like to make inquiries concerning my house on Lot 2, Block 17 off section 3, Block 3, North Range 7 West, Map 249, Municipality of Richmond, District of New Westminster. Mr. Shinde and I were Co owners of Lots 1 and 2, but I having built a house on lot 2 and Mr. Shinde on Lot 1, it was verbally agreed between us that we be sole owners of our respective lots and waive our our claim of ownership to the other.

but claim given on lot 2

At the present I am making a hard livelihood hardly enough to make both ends meet, so I would appreciate it very much if you could send me some of the proceeds of my property. Also to pay any claim that may be entered against me.

At any rate could you inform me at your earliest convenience, my exact financial status as recorded at your office.

Yours Truly,

Jiroichi Tanaka,
Registration No. 09392.

10.2 for meeting

530

EVACUATION SECTION	
Rec'd	NOV 8 1944
File No.	4120
Ass. Mailed	R.B.
Referred	McKee

Mr. Jiroichi Tanaka
 Registration No. 09399
 W. J. Pinner
 Loretto, Manitoba
 Oct. 30, 1944.

Office of Custodian,
 Vancouver, B. C.

Dear Sir:

(Reference to File No. 4120).
 In reply to your letter of
 September 21, 1944, the list
 of articles owned by Mr. H.
 Morita, and which is stored
 in my house at 33 Chatham
 St. is correct.

Yours respectfully,
 X Jiroichi Tanaka

4120

October 31, 1944.

Mr. L. G. Gannors,
27 Chatham Street,
Stevenson, B. C.

Dear Sir:

Re: Catalogue No. 759
Chatham St. near 6th Avenue
~~1/3/44/100/100/100~~
A/17/3/830/K70/249

Your letter of September 22nd enclosing cheque for \$53.00 and offer to purchase the above property for the sum of \$530.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$477.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject.

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

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

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

Yours truly,

F. G. Shears,
Director.

FSM

4123

November 14th, 1944

Mr. Lloyd C. Connors,
27 Chatham Street,
Steveston, B.C.

Re: Catalogue No. 799
Chatham nr. 6th, Steveston
~~1/17/2/B3N/R7u/249~~
2/17/2/B3N/R7u/249

Dear Sir:

This will acknowledge receipt of your letter of November 14th, in which you enclose your cheque for the amount of \$477.00. We have now received a total of \$530.00, being the full amount of the purchase price for the above property.

We note you wish this property to be registered in the name of Lloyd Charles Connors, Security Guard, of 27 Chatham Street, Steveston, B.C., British subject.

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

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]
F. G. Shears

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO.

4120

806 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

Dear Sir:

Re:

Yanaka Iwovich
33 Chatham St.

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

<i>6 chairs</i>	<i>trunk</i>	<i>4 old hand made</i>
<i>1 kitchen stove</i>	<i>2 cupboards</i>	<i>tables</i>
<i>1 heater</i>	<i>1 kitchen table</i>	<i>few pictures</i>
<i>1 bureau</i>	<i>4 beds not complete</i>	<i>one pot</i>
		<i>few dishes</i>

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

Yours truly,

Mrs. A. Hubert

Protection Department.

MEMORANDUM

File No. 4120

January 3rd, 1945

To: Mr. Gibson

From: Mr. Mackenzie

Re: TANAKA, Jiroichi
Corner Chatham Ave. & 6th St.

According to our records the following goods were not in the house of the above at the time of the fire, which occurred December 27th, 1944:

✓ 1 kitchen range	✓ 1 kitchen table	✓ 3 kitchen chairs
✓ 1 bed spring	✓ 1 rubber mat	✓ 1 dining room table
✓ 1 davenport		

Mr. & Mrs. Arthur Hubert were the tenants, and they signed the list of chattels on file, August 15/42.

REM:IM

R.R.M.

*These goods property of Michioichi Morita,
file 4495. 9-1-42 - same caption*

Jim Robertson
Adjutant
Tancann

Shimshi
11 Jan 1948

Dear Sir

I am asked to report
the cause of fire which destroyed
my home recently at about 8.30

A.M. 24th Dec 1944

I was laying in bed awake at
that time, when I noticed a light
through a crack in ceiling above
clothes closet in bed room in
main floor.

No fire in stores were on at
the time & I think it must of
been caused from electric wires
Yours faithfully
Gordon

(Signed) J. Robertson

Japanese Chattels stored at 33 Chatham St.,

ST. PAUL, D.C.

- 3 Home Made Tables
- 1 Pr. Hip Boots, Rubber
- Sundry Kitchen Utensils
- 1 Heater
- 1 Home Made Table
- 3 Bedsteads
- 2 Co. boards
- 1 Chest Drawers
- 1 Mattress
- 5 Kitchen Chairs
- 1 Heater
- 1 Home Made Couch with 2 Pads
- 2 Chairs
- 1 Stool
- 1 Canvas
- 1 Trunk with Clothes
- 1 Table, Home Made
- 3 Springs
- 1 Bedstead
- 1 Mattress
- 2 Linoleum, Rolled up
- 1 Large Box, Nailed up solid
- 1 Box Japanese Goods
- 1 5 Gall. Can
- 1 Single Bed
- 1 Mattress
- 7 Chairs
- 1 Small Saw
- Sundry Pictures
- 1 Bureau (Walnut finish, attached with square mirror, 3 drawers)
- 1 Kitchen Cabinet (Unpainted)
- 3 Chairs (Walnut finish)
- 1 Heater (Camp Stove heater) Cast Iron Body
- 1 Trunk (Contains dry goods)
- 1 Cloth Bag (Brown, Contains dry goods)
- 2 Wooden boxes (Contains kitchen utensils)

Copy of Antiquary
Museum, file 1900

Advised
Refutation
that lost
above
Adjust
to
belong
to
Hattori
File 14828

J. M. ROBERTSON CO.

ENGINEERS AND INSURANCE
ADJUSTERS

503-2 YONGE STREET

VANCOUVER, B.C.

FIRE
AUTOMOBILE
MARINE
BOND, Etc.

Jan. 19th 1945.

Mr. S. M. Gibson,
Insurance Department,
Dept. of The Secretary of State,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
DATE	JAN 20 1945
FILE NO.	420 & 14828
INITIALS	Wilson

RE: FIRE LOSS - 33 CHATHAM ST. STEVENSON:

YOUR FILE No. 4120 & 14828:

Dear Sir:-

With reference to the above fire, and
in the matter of the insurance on the Contents.

Enclosed is copy of a letter received
from Mrs. A. Hubert, the tenant of the premises at the time
of the fire and had been so for two or three years previous.

You will note from this letter that
there was no furniture or contents belonging to the Japanese
in the building at the time the fire occurred.

We would like to hear from you in the
matter.

Yours truly,

J.M. ROBERTSON CO.

J.M. Robertson
Adjuster.

JMR/H.
ENCLO.

C
O
P
Y.

Jan. 18th 1945.

Dear Sir:-

All the things that were listed were in the house until two years ago when the Japanese wanted them sent to them. At that time Mr. Robinson came to the house and told me to have them ready as he would send a truck for them. My husband was away at the time so I had a neighbor help me put the heaviest things out in the shed. That was before Easter, and on the holidays we went over to Nanaimo and did not return until August. Our neighbours in the meantime went to Mr. Robinson and told him that the things were in the shed but still nothing was done about taking the things so some of the neighbors were told if they wanted to buy any of the things they could. When we came back all that was left was a few old bedsteads and there was a box that had been nailed up that some children had broken into so I burned it as it was Japanese things made of thin wood and good for nothing that I could see.

Before Mas another man came with this same list. He took the stove that was in the shed and a few other things, chairs, and the only thing that they left was a homemade kitchen table and a long bench. I wanted to buy these things but was told that they'd leave them but would have to take them also as they were to be sold at the Auction.

The Bureau you have in brackets was out in the shed but the children broke the mirror.

In your other letter you mentioned about a secret hiding place. I don't know of any. That's all I think. The only thing I'm sorry for is that we did not have our things insured.

Could you tell us what started the fire?

I remain,
(Sgd) Mrs. A. Hubert,
Steveston, P.O.
Steveston, B.C.

The Custodian of Japanese Dept.
Vancouver B.C.

Jan. 22/1945

Jiroichi Tanaka Reg #09399
C/o. A. F. Renner Box 26
R.R. 1. Lorette, Man.

Re file # 4120

EVACUATION SECTION	
Rec'd.	JAN 25 1945
File No.	4120
Ass.	mm
Referred	Gibson

Dear Sir,

I have received your letter dated Jan 5/45
related to property. I have received \$50.00 on cheque.

I am surprised to hear that my house
was destroyed by fire. Can you let me know
when it happened, and how do you intend
to make adjustment with insurance policy.
I have understood that I have paid \$1000.00 policy
and \$300.00 for furnishings beside.

If it is possible I would like to have
some more cash. How does it come to \$54.19
credit. I knew my house was rented to \$10.00 per
month since our evacuation I wish you be
able to write me full particular concerning
my property on your convenient.

J. Tanaka

Yours Very Truly
J. Tanaka.

4120
14828

January 26, 1945.

Mr. Jiroichi TANAKA,
Registration No. 09399,
c/o A. P. Penner, Box 26,
R. R. #1,
LORETTE, Manitoba.

Dear Sir:

Re: Fire Loss
33 Chatham Street, Steveston

In answer to that part of your letter of January 22nd enquiring about fire loss to the above mentioned property.

Please be advised it has been reported to us that the dwelling at 33 Chatham Street was destroyed by fire on about the 24th day of December.

Coverage was maintained on the dwelling to the extent of \$1,000.00 under London and Lancashire Policy No. 3403153 and on the contents to the extent of \$300.00 under London and Lancashire Policy No. 3403180.

At the present time the matter is in the hands of the adjusters and we will advise you later as to the outcome.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

COPY

GOODS LEFT IN THE HOUSE IN CHARGE OF ARTHUR HUBERT IN
HOUSE OF JIROICHI TANAKA

Moved to auction

Held by
Neighbours

Abandoned as
Valueless

1 Kitchen range
3 Home made tables
1 Bench
1 Pr. hip boots, rubber
Sundry kitchen utensils
1 Heater
1 Hand made table
3 Bed springs
3 Bedsteads
1 Davenport
2 Cupboards
1 Chest drawers
1 Mattress
5 Kitchen chairs
1 Heater
1 Home made couch with 2 pads
1 Home made table
2 Chairs
1 Stool
1 Canvas
1 Rubber mat
1 Trunk with clothes
1 Table, home made
3 Springs
1 Bedstead
1 Dining room table
1 Mattress
2 Linoleum, rolled up
1 Large box, nailed up solid
1 Box Japanese goods
1 5 Gallon can
1 Single bed
1 Mattress
7 Chairs
1 Small saw
Sundry pictures

1 Kitchen range

1 Bench

3 Kitchen chairs

1 Rubber mat

*Changeover at 2.15 p.m.
1 Davenport
- Anne has written*

3 Bed
springs

1 H.M. table

1 Dining room table
*negotiated at Stevenson
- Anne following up
collected 3 p.m.*

MEMORANDUM

Files Nos. 4120
4985
14828

February 10th, 1945.

TO: Mr. Wilson

FROM: Mr. Green

RE: Chattels at 33 Chathan St., Steveston.

As Mr. Mackenzie says in his memo of December 12th, 1944, marked for files 4120 and 4985, but only appearing on the latter file, the position here is unsatisfactory. The following will endeavour to summarize the transactions as a preliminary to further action.

File 4120 - J. TANAKA. No chattels were declared but a reference is made in remarks "All furniture in brother's name". I cannot trace the brother, but from what is written below this information is not relevant.

An inventory of the effects at this house, 33 Chathan Street, Steveston, is attached to the investigating agent's report of July 31st, 1942, real property section of the file. The house was rented to Mr. Hubert on Aug. 4th, 1942, as per Mr. King's letter of August 15th, at which time an inventory signed by Mr. Hubert was sent to us. Mr. King considered that these effects did belong to J.T., and mentioned that the house had been broken into between the evacuation of J.T. and occupation by Mr. Hubert. The list signed by the latter referred to above, agrees with the investigating agent's inventory. It later appears (October 20th, 1944) that these effects belong to:-

File 4985 - Hirokichi MORITA. This evacuee declared only effects left at the Atlas Cannery House, but nothing of value was found there by the investigating agent on July 10th, 1942. On March 1st, 1943, a release was received calling for shipment of effects from 33 Chathan Street. The Security Commission asked for no action pending guarantee of charges, and nothing further was heard from them. In October, 1943, H.M. wrote again and at that time, Nov. 4, 1943, we wrote to J.T. for confirmation that the contents of this house did belong to H.M. This was not acknowledged until October 30, 1944, when J.T. confirmed correctness of H.M.'s claim.

File 14828 - Mrs. Yasu HATTORI. Finally it has now come to light that this lady declared some effects left here though it was almost impossible to identify these on the inventory referred to above.

Under all these circumstances the chattels actually left here may be taken to be as per the investigating agent's list given on file 4120 as later acknowledged by Mr. Hubert, but exact ownership is difficult to attribute. A copy is attached for easy reference.



OFFICE OF THE LOCAL ASSISTANT FIRE MARSHAL

Brighouse

B.C.

ORDER TO

Remove Special Fire Hazard
(Pursuant to Section 16, British Columbia "Fire Marshal Act.")

"D"

Date *Feb 13*, 19*45*

Time _____ a.m. _____ p.m.

To *The Custodian of Enemy Property*
Royal Bank Bldg.
Vancouver, B.C.

Having inspected the premises located at *33 Clutham St*
Steveston B.C.

I find that *by reason of unburnt portions of buildings*
and old shed still standing and vacant since the
recent fire there-creating a fire hazard to
adjoining property,

You are hereby ordered to *within thirty days (30)* remove
all inflammable material, and demolish
remaining buildings

You may, by registered letter posted within *2* (days) (~~hours~~) after the receipt of this order, appeal therefrom to the Fire Marshal, 823 Vancouver Block, Vancouver, B.C.

(Signed)

Chas. Jones

Local Assistant Fire Marshal

For City

Village

Municipality

Fire District

of

Richmond

B.C.

LOSS REPORT

No. 76 a

February 14, 1945.

File: 4120 ✓

Name: Jiroichi TANAKA

Location: 33 Chatham Street, Steveston, B. C.

Property Damaged: Dwelling

Loss Caused by: Fire

Date of Loss: December 24th, 1944

Policy No. 3403153 Company: London & Lancashire Guarantee
and Accident Company

Agent: T. G. King

Coverage: \$1,000.00

Adjuster: J. M. Robertson Co.

Amount of Claim: \$922.24

Date Claim Paid: February 27th, 1945

Insurance Revised: Unnecessary - total loss.

Remarks: This fire occurred on the above date at 9:30 a. m.,
originating from some unknown cause. Proof of Loss
was signed and returned to the Adjuster on February
14th.

EMG:JS

LOSS REPORT

No. 76

January 20, 1945

File: 4120 ✓
14828 Name: Jiroichi TANAKA
Yasu HATTORI

Location: 33 Chatham St., Steveston, B. C.

Property Damaged: nil

Loss Caused by: Fire

Date of Loss: December 24, 1944

Policy No. 3403180 Company: London & Lancashire

Agent: Thomas C. King

Coverage: \$300.00 on household furniture and personal effects.

Adjuster: J. M. Robertson, Company

Amount of Claim: nil

Date Claim Paid: ✓

Insurance Revised: Unnecessary

Remarks: The dwelling in which chattels belonging to Japanese were one time stored, was burned and became a total loss. We made claim on a number of items of Japanese chattels as per list attached, but according to information received from Mrs. A. M. Hubert, tenant in the house at the time of the fire, none of these chattels were on the premises. Therefore no claim is being made. (See copy of Mrs. Hubert's letter attached.)

SMG:JS

File No. 4120

MEMORANDUM

To: Mr. K. W. Wright

February 21, 1945

From: Mr. G. D. Milson

Re: 33 Chatham Street.
(Destroyed by fire)

In connection with the sale of Lot 2, Blk. 17, Sec. 3, Blk. 3 North, Range 7 West, known as 33 Chatham Street, this property was sold to Mr. Lloyd Charles Connors of 27 Chatham Street, Steveston, as of November 14, 1944 for \$530.00, which amount was paid in full.

On November 28, 1944 the documents were forwarded to Ottawa and were signed by the Secretary of State on December 4th. The documents were received by this office on December 9th and were registered at the Land Registry Office on the 19th of January 1945 and Certificate of Title dated February 8th was received in this office on February 20th.

On December 23, 1944 this place was destroyed by fire and insurance was carried with the London & Lancashire Guarantee & Accident for \$1000.00. The Custodian made claim for the loss and the settlement was arrived for the sum of \$922.24. This cheque has not yet been received by the Custodian.

This property was appraised by Coulthard at \$530.00 (the amount which the property was sold for).

Will you kindly review the above facts and inform me as to whether we should accept settlement from the Insurance Company on the basis of the \$922.24, which they are willing to pay, in view of our appraisal and sale of \$530.00, and if so, if the \$922.24 should be paid to Mr. Connors, the purchaser.

GDM/GH

Dr. J. W.
File No. 4120 (Evac)

EVACUATION SECTION	
Rec'd	FEB 23 1945
File No.	4120
Ans.	SM
Referred	<i>Wilson</i>

February 23rd, 1945

MEMORANDUM

TO: MR. G. D. WILSON
FROM: MR. K. W. WRIGHT
RE: Jiroichi TANAKA and
33 Chatham Street, Steveston

File

Due consideration has been given to the statements contained in your memorandum of the 21st instant.

It has been suggested that the proceeds from the Fire Insurance Policy should be placed to the credit of the Japanese and that the purchaser's money should be refunded. This suggestion is based on the ground that the conveyance was not recorded until after the fire occurred, and that according to our conditions, delivery of conveyance had not taken place. I cannot agree with this and I think that any court would hold that title passed when the conveyance was signed by The Secretary of State as the purchaser had paid the full amount of the purchase price.

The executed documents remained in this office from the 9th day of December, 1944, until the 19th day of January, 1945. We are all aware that this was due to pressure of work, but the purchaser is not concerned, nor is he in any way responsible for the delay, which to anyone on the outside would be deemed unreasonable. He cannot be penalized by reason of the practice of this office differing from the usual practice. We insist upon recording the purchaser's documents in order that we may be assured that the title does not remain in the Secretary of State. In the ordinary course of business, such a document would be handed to the purchaser who would accept the risk if he failed to register, in-as-much that another purchaser for value without notice could record a transfer.

I understand that Mr. Gibson has made application to the Insurance Company for the full amount of the insurance award, which amounts to \$922.24. It is true that the purchaser only paid us \$530.00, and he will profit to the extent of near \$400.00, and have title to the lot. The Insurance Company base their award on the replacement value rather than the market value.

I am therefore of the opinion that the funds when received from the Insurance Company should be placed in a separate account and paid over to the purchaser.

KWW/JF
CC: MR. GIBSON

K. W. Wright
K. W. WRIGHT

File 4120

February 28, 1945.

MEMORANDUM.

To: Mr. Shears.

From: A.G. McArthur.

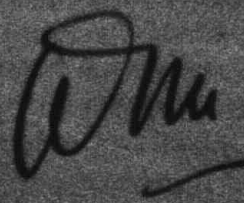
Re: Catalogue No. 759,
2/17/1/BJM/RTM/249.
TANAKA, Jiroichi, #02399.

The following is a list in chronological order of actions taken regarding the above property:

Sept. 27, 1944	- Committee Approval of sale.
Nov. 14, 1944	- Full amount purchase price paid.
Nov. 28, 1944	- Documents sent to Ottawa.
Dec. 11, 1944	- Deed returned from Ottawa signed.
Dec. 24, 1944	- Dwelling demolished by fire.
Dec. 27, 1944	- Fire reported to the Insurance Company.
Jan. 5, 1945	- Mr. Wilson advised Tanaka of the loss.
Jan. 19, 1945	- Deed registered in the Land Registry Office.
Jan. 22, 1945	- Tanaka asks for particulars of adjustments.
Jan. 26, 1945	- Mr. Gibson replies stating progress.
Feb. 20, 1945	- Tanaka asks regarding outcome of adjustments.
Feb. 27, 1945	- Cheque in settlement of loss received from the insurance company, and placed in property suspense account.

It does not appear that the Japanese owner has been advised at any time of the fact of sale of this property.

AGH:AS



2nd March, 1949.

MEMORANDUM

To: Mr. Gibson

From: Mr. F.G. Shears

Re: Jiroichi TANAKA

It is regretted that correspondence has been written in error in regard to the matter of the sale of this property and subsequent fire.

I have written to the Japanese at some length so as to set out his position in regard to the sale and insurance.

We have deemed it in order to collect from the Fire Insurance Company as a loss due to the Custodian as the Insured, and the settlement which we are making with the purchaser is on the basis of having sold him a property and registered the title in his name. In view of the fact that we were not able to deliver the house he is entitled to compensation.

It should be recognised that our procedure differs from the usual transaction of an individual buyer and seller. In that case the transfer becomes instantaneous and the responsibility passes with the delivery of the documents and the acceptance of the money. In our case we demand full payment and retain ownership until we are prepared to deliver the title and at that time we then make the adjustments retroactive to the date the purchase price is acknowledged. Therefore, while the insurance still remains in our name it is really for the purpose of protecting the Custodian until the title actually passes. On the assumption the deal will be completed, in the interim between the time the purchase price has been paid and the time of the conveyance, we are really protecting the interest of the purchaser.

In view of this present case I think it would be desirable to explain our policy to the Insurance companies and have it understood that when a sale is in process it is our policy to keep insurance in force and in the event of a fire it should be recognised that the property is covered and that the adjustments are to be paid to the Custodian either for his own benefit or for the benefit of the purchaser.

F. G. Shears,
Director.

FGS/PMH

7th March, 1945.

Mr. Jiroichi Tanaka,
Registration #09399,
c/o Mr. A.F. Penner,
Box 26, R.R. 1,
Lorette, Manitoba.

Dear Sir:

Your file has been brought to my attention in order that I may write to you regarding your property at 33 Chatham Street, Steveston.

There appears to have been some unnecessary and misleading letters written to you by members of our staff and I regret that this has occurred. This letter is intended to clarify the situation so that you may be properly informed of what has taken place.

You are doubtless aware that the Custodian has been carrying out a policy of orderly liquidation of all Japanese properties. In line with this your property was listed in our catalogue and advertised for sale and tenders called for on the 1st May, 1944.

The property was independently valued by a qualified Appraiser for the sum of \$530.00. His report indicates that the construction throughout was poor, built on wooden post foundations which were exposed, the floor being uneven due to the foundations, the roof in poor condition and the fence falling down and the lean-to in such a state that it required to be demolished.

It was evident that the public were not attracted by your property as no tenders were received. However, at the end of September an offer was received which, being in line with the valuation, was accepted. The amount of the purchase price was paid on November 14th and the documents prepared, forwarded to Ottawa and signed by the Custodian, transferring the property to the purchaser. This document was dated December 4th, 1944, and except for the matter of actually registering the deed in the Land Titles Office the property of course then belonged to the purchaser and he became the owner.

Adjustments in regard to taxes, fire insurance was made in accordance with our usual policy as of the date we acknowledged the purchase price.

Subsequent to the transfer to the purchaser the property was destroyed by fire on December 24th, 1944.

On January 5th, 1945, our Mr. Wilson reported this fire to you, apparently overlooking the fact that the property had already been sold. The purchase price being in our hands and the documents completed, your position was secure and any insurance that might be collected would belong to the purchaser to compensate him for his loss.

Not having been advised of the fact that your property had actually been sold, on receiving Mr. Wilson's letter you naturally asked for further particulars and our Insurance Department replied in regard to the matter of fire adjustments with which, as stated above, you were not concerned due to the sale which had already been completed.

As I stated at the outset, I regret that you were not given the correct facts earlier. However, as a result of the sale the sum of \$608.96 has been credited to your account. A statement of the sale and adjustments is enclosed. A statement of your account is also enclosed showing a balance of \$612.26 to your credit.

It is true of course that you carried \$1,000.00 insurance while you were the owner of this property, but in case of fire the extent of the fire and the actual value of the building is taken into account by the Adjustors and in this case the adjustments when arrived at would be on behalf of the purchaser. His position is not very enviable as he now only has a vacant lot and the debris to clear away and the amount which he will receive in place of the house which was destroyed will not go very far in regard to rebuilding.

The amount of money now at your credit will be available for your use when requested.

Yours truly,

F. G. Shears,
Director.

FOS/PMH

encl.

STATEMENT RE SALE OF:

Name: TANAKA, Jiroichi

Catalogue No: 759

File No: 4120

Street Address: Steveston, B.C.

Reg. #09399

Legal Description: 2/17/3/83M/K7H/249

Date of Sale and Adjustments Nov. 14/44

Sale Price \$ 530.00

Real Estate Agents Commission Adjustment re lot 70.00

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Insurance:~~
~~Unsettled Vendor~~~~Mortgages~~~~Average of Taxes~~~~Other charges~~
~~Interest charges~~

Adjustments:

Fire Insurance 17.57

Taxes 2.32

Water 3.07

14.00 \$ 622.96

Net Proceeds credited to your account 608.96

Date: March 6th, 1945.

Compiled by: Mr. George Peters

Catalogue No. 759
File No. 1120,
Chatham nr. 6th, Richmond,
2/17/3/BN/RW/249

March 5th, 1945.

LLOYD CHARLES CONNORS

(purchaser)

In Account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at November 14th, 1944)

	DEBIT	CREDIT
Purchase price	\$530.00	
Cheques received		530.00
<u>Amount of rent collected</u>		
November 14th to December 24th		
40/30 x 12.00		16.00
Registration fees on deed - \$530.00	5.05	
Insurance premium - 76.25 x 23.00	17.57	
Water - paid to Dec. 31/44 -		
47/184 x 12.00	3.07	
Purchaser's proportion of 1944 taxes		
47/365 x 18.02	2.32	
Balance owing by purchaser		12.01
	\$558.01	\$558.01

BALANCE OWING BY PURCHASER \$12.01

Mar. 20th/1945

Messrs The Custodian of Japanese
Property B.C.

Jiroichi Tanaka #09399
c/o A.F. Penner Box 26.
R.R. 1 Lorette, Man.

Ref. # 4120

Dear Sir.

EVACUATION SECTION	
Rec'd MAR 24 1945	
File No.	
Ans.	<i>in letter</i>
Referred	<i>to</i>

*no record of my name
J. Tanaka
fishing equipment, see my memo
10/2/45.*

I received your letter dated Mar 3 few days
ago in connection with my previous property
which damaged by fire.

I have stored some goods & fishing
gears in my house which I have never heard of.
Are these goods have removed to sold for auction
or kept at some where else? I wish you will
be able to advise me in near future.

I understood that \$300.00 of insurance
to cover such items. I regret to ask such trouble
some case but this is the only source to receive
any informations. Please write me to clear the
situation.

Yours Very Truly
J. Tanaka

Lorette Mow.

March 31 /45

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

EVACUATION SECTION	
Rec'd	APR 13 1945
File No.	4120
Referred	Mrs. Kedia

Dear Sir,

When leaving B.C. I stored my household effects in the upstairs room of J. Tanaka, at 33 Chatham St. I did not report them to your office then, but intended to, when I moved to Manitoba.

In your recent letter to my father, J. Tanaka, the letter stated the house has been burned down. Did you not locate my household effects prior to the fire? I had the following stored there. Dresser, Dressing Cabinet with mirror, (2) Lamp stand, Stuffle iron, (3) 7½' brass cut aw, 50' water hose, (3) box Japanese Chinaware, 1 Bopk case, Wedding Picture, My own note book (pattern for making dress)

If the above have been removed before the fire, I would like the two items send to me. My own note book and Wedding picture.

I will pay the expence for these two items. Hoping
to hear from you soon.

I am.

Yours truly,
X Jiroichi Tanaka

MEMORANDUM

File No.: 4120

April 23rd, 1945.

To: Mr. Wilson

From: Mr. Green

Re: Jiroichi TANAKA

After our discussion with Mrs. McArthur the following day, I have again been through this file and suggest you write to Tanaka somewhat on the following lines. All the information given below is on the file and I am not suggesting that the following interpretation of the fact has any more validity than that of anyone else who might scrutinize the available information. You might, therefore, care to amend it in line with your knowledge of this evacuee's circumstances.

If this information is sent through the B. C. Security Commission together with the funds requested, this will answer theirs of April 9th.

"We have your two letters of March 26th and March 31st dealing with the question of your chattels at 33 Chatham Street and after a careful consideration of the difficulties involved in this case, submit the following report:

"1. As you admit in your letter of March 31st you did not, when you registered your property with the Custodian on April 15th, 1942, declare any personal possessions. This was undoubtedly unwise and handicapped us both in giving the necessary protection and particularly in identifying your belongings as against those of your friends left on the property. Largely as a result of this omission on your part, our agent at Steveston did not inspect these premises until towards the end of July.

"2. At that time our agent reported that the house had been broken into since your evacuation. [This should perhaps have been referred to you and the inventory as then taken provided for your examination, so that we could determine

what was missing. This, however, was overlooked in the rush of current business, the evacuation being in full swing. At all events, the tenant admitted to your premises (August 4th, 1942) acknowledged receipt of sundry furniture and effects in the house.

28 { "3. On March 1st, 1943, Mr. Hirokichi Morita asked for the shipment of some of his effects from 33 Chatham Street. Our Steveston agent called on the tenant and advised her to prepare to release the articles required. The tenant claims that the articles required were placed in the shed. However, shipment was held up first while the B. C. Security Commission secured a guarantee of charges and secondly for confirmation from you of the fact that Hirokichi Morita did own effects on your premises.

"Meanwhile the tenants were absent at Nanaimo from Easter to August 1943. On their return, they now report, they found nothing left except a few old bedsteads and a box that had been nailed up, but broken into and the contents spoiled, apparently by children.

"4. We have been able to secure one or two articles such as the kitchen range which we believe belonged to Hirokichi Morita and may be able to trace one or two more that were removed by neighbours, but we regret we have now no record of any of the effects mentioned by you in yours of March 31st.

30 { "5. We are afraid that you will be very upset at the way matters have gone, but in this connection have to remind you that the type of tenant that could be secured for a property such as yours (and any vacant property is liable to deterioration and house breaking) would not be of the best class. We regret that we are at this stage unable to say how matters of this kind will be handled, and in your case the position is complicated by your original failure to make a complete declaration. We have on file, however, particulars of your claim and will give it our careful consideration should this matter be later reopened."

HFG:IF

April 30th, 1945.

Mr. Sam Redshaw,
STEVESTON P.O.,
STEVESTON, B.C.

Re: Jiroichi TANAKA

Dear Sir:

It has been brought to our attention that you have in your possession a chesterfield suite which was formerly in J. Tanaka's house at Chatham and 6th Ave., Steveston, of which Mr. Arthur Hubert was the tenant.

Will you please let us know under what circumstances you came into possession of this furniture, as there is nothing on our file to show that it was either sold or loaned.

Thanking you in anticipation of your prompt reply.

Yours truly,

R. B. Mackenzie
Protection Department

RBM:LBM

Hamp Beach Bay
West, Rupert
B.C.
May 19/45

R.D. Mackenzie
506 Royal Bank Bldg
Hastings & Granville
Van. B.C.

EVACUATION SECTION	
Rec'd	MAY 22 1945
File No.	4120
Ans.	
Referred	Mackenzie

Re. J. Tanaka. File No 4120

Dear Sir

In reply to your letter of April 30th regarding a Chesterfield in J. Tanaka's house

we haven't got this Chesterfield suite, but we have an old Studio Couch which was in an open shed at the back of the house

I received permission from the Stewerton Custodian that I could salvage this couch ~~from~~ as the rats were damaging it.

I did not sign any papers

Mr. Peters:

Recommend that this article be abandoned as of no value and no further action necessary if you agree.

R.D.M.

No.

Yours Truly
J.D. Stan

Files 5027, 4985, 4986, 4120.

July 16, 1943.

MEMORANDUM.

The following persons declared chattels as listed, to be left at the house belonging to Jiroichi TANAKA, 33 Chatham Street, Steven's on: Jiroichi TANAKA declares "nothing". "All furniture in brother's name".

Hiroshi TANAKA.

Declaration - April 15/42

Evacuated - April 26/42

3 beds
2 dressing tables
2 stoves
1 Singer sewing machine
50 Jap. dolls
2 electric stands

Hirokichi MORITA.

Declaration - April 16/42

Evacuated - April 26/42

(2) 3 beds
(1) 4 tables (wooden)
(3) 8 chairs
-10 yds. flooring
(1) 2 stoves
-1 cabinet
-1 boiler
-1 sofa
1 water tank
-1 tank
1 dressing table

Yasu MATSURI.

Declaration - Sept. 21/42

Evacuated - Apr. 22/42.

1 bureau with mirror
1 kitchen cabinet
5 chairs
1 heater (camp stove)
1 trunk
1 clothes bag
2 boxes kitchen utensils

Return to Japan

Inventory of chattels taken by the agent J. D. Mather, dated July 31, 1942. Identical list signed by tenant Arthur Hubert, August 15, 1942.

1 kitchen range
3 h.m. tables
1 bench
1 pr. hip boots, rubber
sundry kitchen utensils
1 heater.
1 h.m. table.
3 bed springs
3 bed stands
1 davenport
2 cupboards
1 chest drawers
1 mattress
5 kitchen chairs
1 heater
1 h.m. couch with 2 pads.
1 h.m. table
2 chairs

1 stool
1 canvas
1 rubber mat
1 trunk of clothes
1 table h.m.
3 springs
1 bed stand
1 dining room table
1 mattress
2 linoleums, rolled up
1 large box, nailed up
1 box Jap goods.
1 5 gal. can.
1 single bed.
1 mattress
7 chairs
1 small saw
sundry pictures.

List submitted by Mrs. Hubert (Form #14) undated, but sometime after July 23, 1943. (not received in this office at Dec. 20/43 - McKedie memo on file 5027.)

At the time of the fire, December 21, 1944, there were no chattels belonging to the Japanese in the dwelling, apparently.

On October 30, 1944, Jiroichi TANAKA confirmed a list of chattels submitted by H. Morita and claimed to be stored in Tanaka's house:

x a new sofa	clock & lampstand
x bed stand	portable coat hanging set
x bed frame	x big picture with frame
x stove	several book cases with books
x walnut table	cotton twine 5 lbs.
x inlaid linoleum	bird cage.
x 2 chairs	nickel boiler
x cupboard set	carpenter & other tools
electric toaster	x 4 gal. kerosene barrel.
iron	

Some of these articles could be identified with chattels listed in inventory signed by tenant. Balance not accounted for.

Mitoshi TANAKA owned a boat, which was sold, net proceeds amounting to \$123.75 being credited to his account.

Hirokichi MORITA also owned a boat, which was sold, net proceeds amounting to \$269.75 being credited to his account.

*Changes made
by S. H.*

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE MONTREAL

VANCOUVER BRANCH
A. L. WRIGHT, C.L.U., BRANCH MANAGER
C. E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING,
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

April 2, 1946

The Custodian
of Enemy Property,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	APR 3 1946
File No.	7120
Ans.	
Referred	<i>Letter</i>

Dear Sir:

Re: Policy No. 2,212,132 - Jiroichi Tanaka

We are attaching a cheque in the sum of \$258.52, being in full settlement of the Cash Surrender Value of the above numbered policy. The records of the policy are in the care of our Winnipeg office and once you are in a position to release the settlement cheque will you please forward it to our Winnipeg office for delivery to the Assured.

Yours faithfully,

C.E. Hay,
Branch Secretary.

Per: *[Signature]*

GI:VF
Enc. cheque.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 8131

PLEASE REFER TO

FILE NO. 4120

5027

806 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

April 3, 1946

REGISTERED MAIL

Mr. Jiroichi TANAKA
Registration No. 09399
P. O. Box 26
Lorette, Manitoba

EVACUATION SECTION	
Rec'd	APR 23 1946
File No.	4120, 5027
Ans.	
Referred	Peters

Re: Sun Life Assurance Co. of Canada
Policy No. 2,212,132

Enclosed you will find the Sun Life Assurance Company of Canada's cheque made out to you and your son, Hitoshi TANAKA in the amount of \$258.52 being in full settlement of the cash surrender value of the above numbered policy as follows:

	<u>Debit</u>	<u>Credit</u>
Cash Surrender Value		\$ 427.21
Automatic Premium Loan	\$ 168.69	
Cheque to Balance	\$ 258.52	
	<u>\$ 427.21</u>	<u>\$ 427.21</u>

Kindly acknowledge receipt of the enclosed cheque by signing the bottom of this letter and returning the letter to us.

Yours truly



George Peters,
Administration Department.

GP:hbc
Encl. (1)
cheque (\$258.52).

cc: Dept. of Labour,
Japanese Division.

Name Jiroichi Tanaka Date April 18, 1946.

FORM CT-100
MAY 1, 1951

4120/09399

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Nº 1131

Issued at Vancouver, B.C.

Date Sept. 19th, 1946

The Government of Canada acknowledges that YAWATA, Jiroichi
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Cash - - - - - \$2,072.00 ✓

NOT NEGOTIABLE

100

[Signature]
Comptroller of the Treasury

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,

Nov. 23/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ NIL

Dear Sir:

Re: TANAKA, Jiroichi ⁴¹²⁰ #09399

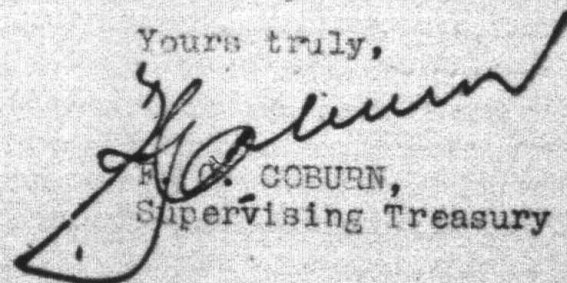
Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 2050.00

Draft Issued- - - - - \$ 2050.00

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,


E. O. COBURN,
Supervising Treasury Officer.

FGC/EJ.