

5077

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 5077

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: ISHIWATA Miyo
HOME ADDRESS: 743 W. 68th Ave., Vancouver, B.C.
REGISTRATION NUMBER 09022 SEX: Female AGE: 22
OCCUPATION: At home.

(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: None

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: 743 W 68th Ave., Vancouver, B.C.
City of Vancouver, Lot 12, Block 18, of Block 'D', D.Lots 319,
324, and part of 323, Group 1, New Westminster District, Plan 2399.
Title No 70234 "L" //

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 room 2 storey wooden house,
1 greenhouse.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) About \$36.00 Paid for 1941. Payable at
Vancouver City Hall.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner. To be
vacated June 5, 1942. Rented to Mr. Kenney, c/o Boeing Aircraft
Co. Sea Island, Vancouver, at \$25.00 per month. He will occupy
the house on June 15th, 1942. He is renting the house for an
indefinite period. Montreal Trust Co. Vancouver, are to be agents
for owner.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In others 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:

House is to be rented partly furnished to Mr. Kenney, c/o
Boeing Aircraft Co. Sea Island, Vancouver. The rest of the
furniture will be taken with declarant.

Furniture to be left in house, as per list attached.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 cat, to
be left with new tenant. Mr. Kenney.

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

Personal Property of Miyo ISHIWATA,
743 W. 68th Ave., Vancouver, B.C.
Reg. No. 09022.

This property to be left in house for use of
New tenant, Mr. Kensey, who will occupy the
house on June 15th, 1942.

20/10/44
~~1 buffet~~ ✓
~~1 table~~ ✓
~~2 chairs~~ ✓
~~1 arm chair~~ ✓
~~1 kitchen table~~ ✓
~~2 oil range~~ ✓
~~1 oil tank~~ ✓
~~4 linoleums~~ ✓ *2x*
~~7 kitchen chairs~~ ✓
~~12 end tables~~ ✓ *(small)*
~~1 bureau~~ ✓
~~5 blinds~~ ✓
~~1 trunk~~ ✓
~~1 cot~~ ✓

~~draperies~~
~~garden tools~~ ✓
~~2 axes~~ ✓
~~2 boxes preserving jars~~ ✓

S. sold by auction 12/10/44 Kene. 513

S. sold by auction 26/10/44 Van. 515

*2x - Sold by Auction 9/11/44
Vancouver 517*

Signed... *Miyo Ishiwata* ...

Witness... *Arne Ohus* ...

June 4th, 1942.

This list very incomplete. see extracts.

12/10/44 - 19/10/44 - 26/10/44

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: \$800.00 Policy No. 6052274, Prudential Life Ins. Co.
Vancouver, 20 yr. endowment policy. Beneficiary my mother, Umeno.
Policy in my possession.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 4th day of June 1942.

[Signature]

Witness

(Signature) M. Ishimaru

FOR DEPARTMENTAL USE

PD. 19/11/12
INFORMATION FROM R.C.M.P.

Date Sept 13/23

File No. 5077

1 Name ISHIWATA Miya
 (Surname in Block Letters)

Registration No. 09022 Male - Female ☒
 (check)

Age 14, 1919

Former Address 743 W. 68th Ave., City

Date Evacuated 18 evacuated Naturalized - Canadian-Born - National ☒
 (check)

Present Address 3675 University, Montreal, Que.
Hotel de Ville, B.C. (Staff, the Hastings Park Hospital)

Married - Single ☒
 (check)

Name of Wife _____

Name of Husband _____

Name of Mother (M. IZAWA) Miya Name of Father ISHIWATA R. Miya
 # 05670 # 05617

Names of Children under 16 _____

Requested by J. B. Registered with Custodian _____
 (Yes or No)

Additional Information _____

REAL PROPERTY SUMMARY

JAPANESE NAME: Miss Miyo ISHIWATA Reg. No. 09022 File No. 5077.

CATALOGUE NO: 415.

PROPERTY ADDRESS: 743 West 68th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 12, Block 18 of Block "D", District Lots 319, 324 and part of 323, Group 1, N.W.D., Plan 2399.

TITLE: In the name of Miyo ISHIWATA, Cert. of Title No. 70245-L.

ENCUMBRANCES: Nil.

Vesting Order No. 34610 filed 11th August 1942.

ASSESSED VALUE: 1942 - Land \$ 180.00
Improvements \$1050.00 - \$1230.00. Taxes - \$36.72.

CLASSIFICATION: Urban dwelling of 6 rooms with fir flooring and basement with floor part cement and part old wood, in poor condition. No furnace. Lot 33x122 ft. to a 20 ft. lane. Two hot houses, one with open end, on rear of lot, part of one of these on adjoining property. Hedge in front of lot, flowers and shrubs in good condition.

HISTORY OF ADMINISTRATION: The premises were leased by the owner in May 1942. Summary on file. The lease was for the period until the return of the owner and included listed furniture at a rental of \$25.00 per month. Lessee, C.V. Kings. Lease provided all repairs should be made by lessee.

The Montreal Trust Company was appointed rental agents by the Custodian and collected the rents from 1st July 1942 to 1st October 1944, 27 months, \$675.00.

The purchaser of one of the adjoining lots found that one of the greenhouses, a rock garden and a fish pond, constructed by Miss ISHIWATA, encroached on the property purchased by him. The purchaser erected a fence on the property line to the greenhouse, agreeing, as reported by Mr. Kinsey, on 25th May 1943, to defer the erection of the remainder of the fence until Miss ISHIWATA'S return. Miss ISHIWATA was informed of this situation on 31st May 1943. Her property was sold by the Custodian as below recorded, and it does not appear from file that the purchaser was advised of these encroachments. However, as the fence was in situ at the date of his purchase and to his knowledge he can have no claim for misrepresentation.

A notice from the City re infraction of fire by-law was received 26th September 1944 and referred to the purchaser.

Offers: From George Toomey, through J.W. Fairhall, 21st August 1944, \$1275.00
from A.W. Uridge, through J.L. Clark, 19th September 1944, \$1200.00.

Appraisal: Made and reported 4th August 1944 by Pemberton Realty Corporation Limited as \$1100.00. ~~ORIGINAL VALUATION~~ Original valuation on property section.

hereto.

Page 2.

File No. 5077.

SOLD: To George Toomey for \$1275.00 as at 12th September 1944.
Approved by Advisory Committee - 25th August 1944.

TITLE: Certificate of Title No. 111849-L dated 4th December 1944 issued in
name of George Toomey. Receipt acknowledged by him 5th January 1945.

FUNDS: Released to the credit of Miyo ISHIWATA - sale price received \$1275.00
plus rentals received \$675.00, total \$1950.00; less commission on
rents \$33.75, sundries \$35.75, insurance \$9.70, taxes \$107.13,
Certificate of Encumbrance \$1.00, appraisal fee \$5.00, advertising
\$4.00, registration fee \$9.30, commission on sale \$63.75, closing
adjustment \$0.35, total \$269.73. Net amount released \$1680.27.

OLD CERTIFICATE OF TITLE

No. 70245-L: Requested of owner and received by Custodian 20th November 1944.

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

DATED: January 29th, 1947.

IM:JS

John W. Thompson

ISHIWATA, Miya (Miss)
743 West 68th Ave., Vancouver, B. C.
Evac. File 5077



Picture Taken May 3, 1943.

FIRE INSURANCE SUMMARY

File No. 5077.

Miss Miyo ISHIWATA - Reg. No. 09022.

No insurance was in force at date of evacuation, and the Montreal Trust Company, rental agents, were instructed and covered under Policy No. 114617 in the Great American Insurance Co. in the amount of \$1000.00 on building and \$300.00 on contents, expiring 7th August 1945. Policy endorsed to the Secretary of State 4th February 1943, and insurance on building increased to \$1500.00 on 5th March 1943. Transferred to the purchaser 27th October 1944.

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

January 29th, 1947.

IM:JS

I. Macpherson
I. Macpherson.

PERSONAL PROPERTY SUMMARY

File No. 5077

Miss Miyo ISHIWATA

Registration No. 09022.

Chattels:

In her JP Form dated June 4, 1942, Miss Ishiwata declared a number of chattels to be left in house for use of the new tenant, Mr. Kinsey, who would occupy the house on June 15/42, and that the rest of the furniture would be taken with the declarant. Our records reveal that some goods were shipped to Miss Ishiwata at Montreal and the balance sold at public auction. (See Chattels Schedule and Summary attached).

Specified
Articles:

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

Livestock:

Miss Ishiwata declared one cat, which she stated would be left with the new tenant, Mr. Kinsey. No further reference on file.

Life
Insurance:

Miss Ishiwata declared in her JP form a \$800.00 Prudential Life Insurance Policy, No. 6052274 - 20 year endowment, beneficiary Umeno, mother. She stated the policy was in her own possession.

In her letter to us of June 8/43 Miss Ishiwata requested that the premium on her above policy, and that on her mother's Prudential Policy 7154897, be paid from funds in her account with this office. Premiums were accordingly paid from funds in her account with this office up to and including October 1944. In an undated letter received by the Custodian October 23, 1944 Miss Ishiwata requested us to have the Prudential Insurance Company forward their papers and such to the Montreal headquarters as future premiums would be taken care of by them direct. Instructions to this effect were given by this office to the Prudential Life in a letter dated November 9, 1944 and Miss Ishiwata so advised under same date. On April 25, 1945 two premium receipt books relative to Policy No. 6052274 were forwarded to Miss Ishiwata by us for her records; premium receipt book relative to Policy 7154897 (mother's) was forwarded to Miyo Ishiwata by this office on May 4, 1945.

No further reference to the above contracts appears on file and no further action regarding same has been taken by this office.

In a letter dated July 15, 1943 Miss Ishiwata requested that we pay the monthly premium on her father's Sun Life Policy 2186677. We advised Miyo Ishiwata on July 28, 1943, that the Sun Life had informed us there was an outstanding loan against this policy of \$192.68 as at July 15, 1943 and in her letter of October 28, 1943 Miss Ishiwata advised us to make payments on this Sun Life Policy "only in proportion to the income and expenditures". Hence, this file reveals that only two payments of \$20.00 each were made on account of the Automatic Premium Loan on this policy on January 10, 1944 and June 23, 1944, respectively. No further reference to the father's policy appears on this file.

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

(over)

LIABILITY SUMMARY

File No. 5077.

Miss Miyo ISHIWATA - Reg. No. 09022.

The only claim filed or of which the Custodian has knowledge was one of \$5.00, filed 23rd April 1942 by Dr. J. H. McLean. This claim was confirmed, blank date, and paid 18th February 1943.

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

January 29th, 1947.


I. Macpherson.

IM:JS

C
BOEING AIRCRAFT OF CANADA, LTD.
SEA ISLAND, B. C.
JUNE 15th. 1942,

Mr. C. Barrett Lennard,
Randall Building,
535 W. Georgia St.
Vancouver, B. C.

Dear Sir:-

Further to our telephone conversation this will acknowledge the following articles left in the house located at 743 - W. 68th. Ave. Vancouver, B. C.

KITCHEN, one oil burning range, table, 8 chairs, spring door, Clothes rack, linoleum, BATHROOM, Bathtub, Basin Toilet, Cabinet and Linen closet, DINING ROOM, Buffet, table, 7 Chairs, (Note on list given to me there is 6 listed) light unit and linoleum, Living Room Arm Chair, Setee, linoleum, three glass doors, FRONT BEDROOM Book Case bureau, linoleum and end Table.

I have not seen the Basement, but as the other rooms, were as represented, I have no hesitation in saying I would be responsible for the Garden tools, Axes, Oil tank (or Drum) and the two earthenware crocks.

I wish to thank you for your several courtesies, in this regard.

Yours very truly,

C. V. Kinney

Report of C. BARRETT-LENNARD,
Chartered Accountant, 502 Randall Build-
ing, Vancouver, B. C., on the affairs of
Miyo ISHIWATA, June 16, 1942.

*****000*****

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUN 17 1942

Attention Mr. C. L. Drewry

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

Your File No. 5077

Dear Sir:

Re: Miyo ISHIWATA - No. 09088

1. Location and Nature of Property. Dwelling located at 743 W. 68th Avenue, Vancouver, B. C.
2. Description of Land & Buildings. A small 6 room, frame dwelling, with a basement. The floor of basement is of lumber, and there is no furnace. There is a greenhouse on rear of the lot.
3. Inventory. The inventory is as per form "JP" with the exception that there is only one end-table, and not two as listed, and one more Dining-room chair than listed. I have written to the declarant advising her of this error and requesting a written acknowledgement of this apparent difference. *OK see letter dated 2/10/42*
4. Insurance. According to form "JP", there was no fire insurance on the building. I have heard, however, that insurance has since been placed, and have written the declarant asking for confirmation of this, and the name of insurance agents. *from Barrett*
5. Liabilities. There are no liabilities.
- 5 (a) The declarant has vacated the premises and is at Hastings Park, and the new tenant, Mr. Kensey, who is an employee of Boeing Aircraft Co., has taken possession. I have checked in the inventory with the new tenant, which he accepts as correct, and he has given me a letter to this effect. Mr. Kensey has a lease at \$ 25.00 per month. ✓
6. Recommendations. I recommend that the property be handled by Montreal Trust Co., Vancouver, in accordance with the wishes of the declarant.

Reported by,

C. Barrett-Lennard

Agent.

CBL/H.

SUMMARY OF LEASE

File No. 5077

Lease between Miyo ISHIWATA (Miss) and Mr. C. V. Kinsey

Date of Lease May, 1942 (The exact date not given)

Terms and Duration The following is an extract of the Agreement made between the above:

"I, MIYO ISHIWATA lease the property (Lot 12, Block 18 of District 319) 743 W. 68th Avenue to Mr. C. V. Kinsey.

The terms of this lease are listed below:

- A. Water and tax bills will be held responsible by the acting Custodian.
- B. The rent is to be paid in advance from the day the tenant moves into the premises.
- C. The lease is understood to terminate when the landlord returns.
- D. When the landlord returns, he will give the tenant a month in which the tenant may look for another place.
- E. The tenant is wholly responsible for any damage done to the premises, and therefore he will be obligated to either repair or replace the property concerned.
- F. Any repairing done on the premises will be liability of the tenant.
- H. Both the electricity and the phone bills will be the responsibility of the tenant.

The house is partially furnished with: (See signed list inside "JP" form).

5077

June 19, 1942.

Charles Barrett-Lennard, Esq.,
501-2 Randall Building,
Vancouver, B. C.

Dear Sir:

Re: Miss Mivo ISHIWATA.

We are in receipt of your report dated the 16th instant, on the property owned by the above at 743 W 68th Avenue, Vancouver, for which we thank you.

We note this house has been rented at \$25 per month, and shall be glad if you will let us have, for our records, the letter from Mr. Kasey regarding inventory, mentioned by you.

Respecting insurance, in due course, we shall be glad to have from you the name of the insurance company, policy number, etc.

We have today written to the Montreal Trust Company, who, at the request of Miss Ishiwata, are to handle her property for her.

Yours truly,

R. P. Alexander,
Assistant Manager.

PD:MA

In shakedown

MA 0567

Letter

No 30.

Sent

20761-2

✓

C. BARRETT-LENNARD & CO.

CHARTERED ACCOUNTANTS
AUDITORS
LICENSED TRUSTEE IN
BANKRUPTCY

502 RANDALL BUILDING
555 WEST GEORGIA STREET
VANCOUVER, B. C.

June 22, 1942.

Attention Mr. C. L. Drewry

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

RECEIVED

JUN 23 1942

Dear Sir:

Re: Miss Miyo Ishiwata - File No. 5077

With reference to your letter of June 19th, the declarant called at this office today, and states that there is no fire insurance on her dwelling house and furniture, and that she intends arranging with Montreal Trust Co. to place the insurance.

I enclose a letter from the tenant Mr. G. V. Kinsey, acknowledging the furniture left in the house. Mr. Kinsey lists Bathtub, Toilet Basin and Cabinet, not listed in inventory, but these are more or less built-in and are part of the house. He does not mention the trunk, but this is in the basement, and the draperies, which have little value, are also there, and I am certain he will not dispute it. He overlooked this item as the declarant apparently did not consider them worth listing in the inventory attached to his lease.

I also enclose a letter from declarant acknowledging the changes in inventory, as noted in my report.

Yours truly,

C. Barrett Lennard

Agent.

CBL/H.
Encl. 2

Montreal Trust
are handling this
property - letter
sent 20/7/42
LB.

Shears

MONTREAL TRUST COMPANY

EXECUTORS AND TRUSTEES

ROYAL BANK BUILDING

VANGOUVER, B. C.

CABLE ADDRESS
TREALTRUST

August 7, 1942 OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 10 1942

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

Dear Sir:

Re: Your File #5077

Ishiwata, Miyo.
743 West 68th Avenue,
Vancouver, B.C.

We enclose copy of lease from Ishiwata to C. V. Kinsey which includes an inventory of certain contents. You will note that we have made additions in brackets and that the copy, with additions, is approved by Mr. Kinsey. Until we investigated, our information was that the property was unfurnished and on a monthly tenancy.

We understand you do not want full details and would report on the property as follows:

Dwelling: Frame and shingle bungalow consisting of six rooms,--small front hall, living room, dining room, kitchen, three bedrooms, old-style bathroom and toilet combined. All rooms are small with fir floors. The dwelling is in reasonably good condition and no immediate repairs are necessary.

Basement: Full basement, part cement floor and about two-thirds old wooden floor in poor condition, one rough-board room locked, no furnace.

Lot: 33 x 122 feet to 20 foot lane, front and back yards, flowers, trees, and shrubs, front hedge; two hot-houses, one with open end, in backyard, no garage.

Fire Insurance: \$1,000.00 on dwelling and \$300.00 on furniture and fixtures. Three years expiring August 7, 1945. Assured G. W. McPherson, Deputy Custodian, etc. - Great American Insurance Company of New York, Policy in our possession.

The General Manager - Japanese Evacuation Section - Vancouver, B. C. - Aug. 7/42

Neither Mr. nor Mrs. Kinsey are gardeners and we are inclined to think the garden will not be kept up although we have impressed upon them the necessity of so doing.

We also enclose Water Rates Bill payable September 3rd which you will note from the lease is payable by the landlord. Cheque for rent collected to date on this property is being forwarded to you today under separate cover.

Should you desire any further information kindly let us know.

Yours faithfully,



C. H. Warren
ESTATES DEPARTMENT

CHW:RF
Enc. 2

MONTREAL TRUST COMPANY

EXECUTORS AND TRUSTEES

ROYAL BANK BUILDING

VANCOUVER, B. C.

February 3, 1943.

CABLE ADDRESS
MONTREAL TRUST

EVACUATION SECTION	
Rec'd	FEB 4 1943
File No.	5077
Ans.	
Refused	

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

Attention: Mr. S. M. Gibson
Insurance Dept.
Great American
Policy #114617

Dear Sir:

RE: YOUR FILE NO. 5077

Ishiwata, Miyo.
743 West 68th Avenue,
Vancouver, B. C.

With reference to your letter of January 29th, we would advise you that the matter of an endorsement changing the name of the assured is being attended to as requested therein.

Referring to your inquiry as to the Insurance coverage we would suggest, in view of the increasing cost of construction, that the Insurance on the dwelling be increased by \$500. While the dwelling is assessed at only \$1,050 we feel that the sum of \$1,500 could be recovered in the event of a total loss.

The amount of Insurance on the contents namely, \$300 is, we think, all that could be recovered in case of a total loss.

Yours truly,

C. H. Warren

C. H. Warren,
ESTATES DEPARTMENT.

CHW:BA

C
O
P
Y

743 West 68th Avenue
VANCOUVER, B.C.
April 24, 1943.

Montreal Trust Company
675 W. Hastings Street
Vancouver, B. C.

Attention Mr. Ensor

Dear Sir:

Further to our telephone conversation of this morning, this is to advise you that I have been informed by owner of the second lot East of the property known as 743 W. 68th Avenue, that he has purchased the vacant lot between the two residences and intends to fence the vacant lot.

On measuring the lot and instructing the carpenter to put a fence up, he finds that the dividing line runs through a portion of the hedge, most of the fish pond and rock garden, and about half a small greenhouse at the back, all of the above belonging to the owner Miss M. Ishiwata or her parents.

Please acknowledge receipt of this letter.

Yours truly,

"C.V. Kinsey"
(Signed)

5077
8953

6th May, 1943.

Miss Miyo ISHINATA,
Registration No. 09022,
New Denver Hospital,
NEW DENVER, B.C.

Dear Madam:-

Re: Prudential Life Policy No. 605227A

We wish to acknowledge your letter of recent date.

We have been in touch with Mr. Black of the Prudential Life Assurance Company who advises that he has sent reinstatement forms to you for signature. You will no doubt have received them by now.

Your policy is four months in arrear at the present time. If you wish us to make payment to the Insurance Company from your account here, kindly let us know at your early convenience.

Mr. Black also stated that he had sent reinstatement forms for completion by your mother, Mrs. Umeko IWATA, covering her Prudential Life Policy.

Your mother has no credit balance here from which to make payment on her policy. If you wish us to pay same from your account, kindly let us have your authority to do so.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:PM

5077

May 17, 1943.

The Montreal Trust Company,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: MIYO ISHIWATA (Miss)
743 West 68th Avenue

With reference to your letter of the 27th of April and ours of May 3rd, we wrote to the above, and attach copy of her reply.

As regards the greenhouse, we do not know what final arrangements were made with the new owner of the vacant lot next to this property, but as we have not heard from you, we presume that some satisfactory arrangement will be fixed up.

With reference to the second paragraph of Miss Ishiwata's letter, our understanding is that the tenant cannot be called upon to vacate rented premises unless for the reasons set out in Part 2 of "Termination and Renewal of Leases" as per Wartime Prices and Trade Board Order No. 108. As in this case there is no good reason why the tenant should be asked to leave, we propose to tell Miss Ishiwata that what she suggests cannot be done, and shall be glad if you will kindly confirm that we are correct in our assumption.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Encl. 1

MONTREAL TRUST COMPANY

EXECUTORS AND TRUSTEES

ROYAL BANK BUILDING

VANGOUVER, B. C.

CABLE ADDRESS
MONTREAL TRUST

May 19th, 1943

The Custodian,
506 Royal Bank Building,
Vancouver, B. C.

File No. 5077

EVACUATION SECTION	
Rec'd	MAY 20 1943
File No.	
Ans.	
Referred	<i>Bouet</i>

Dear Sir:

Re: Custodian - Miyo Ishiwata Agcy.

In reply to your letter of the 17th instant we wish to say that we are enquiring from Mr. Kinsey whether or not he has been able to make any arrangement in regard to the greenhouse.

We agree with your view that Miss Ishiwata is legally prohibited from giving Mr. Kinsey notice to vacate for the reason she gives.

Yours faithfully,

E. M. Ensor

E. M. Ensor
ACCOUNTANT

ENE/CAF
Encl.

9077

May 21, 1943.

Miss Miyo Ishiwata,
Japanese Registration No. 09022,
New Denver, B. C.

Dear Madam:

We received your undated letter on May 13th, and the Montreal Trust Company advise that they do not know yet if the final arrangements have been made between Mr. Kinsey, the tenant of your property, and the party who has bought the vacant lot on which a portion of your greenhouse stands. In due course we will let you know what has been fixed up.

Respecting the second paragraph of your letter, owing to the regulations laid down by the Rental Control Board of the Wartime Prices and Trade Board, you are legally prohibited from giving Mr. Kinsey notice to vacate these premises, as you have no grounds for getting rid of him. There are a number of reasons for which a tenant can be given three months' notice, but not when he is living up to his agreement in looking after the property, paying his rent regularly, etc. etc. We are afraid, therefore, that it is quite impossible for you to rent your house to the family you mention.

Yours truly,

P. Doust,
Administration Department.

PD:BT

File No 5077
8953

EVACUATION SECTION	
Rec'd	MAR 24 1944
File No.	5077, 8953
Ans.	
Referred	Canter

51 Prince Arthur W.,
Montreal, P. Q.
March 20, 1944.

Dear Sir:

I wish to thank you for your March 6/44 letter.

*Believe me to be
6/3*

I was beginning to worry about my affairs. In regard to father's policy I wish you would send me the financial statement to date and I shall act accordingly. As a matter a fact I was wondering if it would be possible to sell some of the furniture in the house. Could you advise me on that. Also I am anxious to know the condition as far as the property is concerned.

*write
letter*

I also presume our home is up for sale. Have there been any inquiries regarding the sale. Am anxious to know. Please let me know at your earliest convenience.

Yours truly,

Miss Ishiwata

COPY

743 - W 68th Ave.,
Vancouver, B. C. ,

April 27/44.

Department of the Secretary of State,
Vancouver, B. C.

Dear Sirs:

RE: Miyo ISHIWATA - File No. 5077.

I have your letter of April 15th, re the furniture in the house we are occupying, which Miss ISHIWATA wishes to sell. In reply, I would say that while we rented the house furnished, we are using very little of it so I do not object to it being sold, with the exception of the stove and the hot water tank.

We would like the stove and the hot water tank to remain in the house because we know, due to the wartime conditions, it would be difficult to satisfactorily replace them just now.

However, should the rest of the furniture be sold, we will assume that the rent we are paying will be relatively lowered.

Yours very truly,

"Geraldine Kinsey"

(Mrs. C.V. Kinsey)

5077

May 31st, 1944.

Miss Miyo ISHINATA,
Reg. No. 09022,
3615 University,
Montreal, Que.

Dear Madam:

Box 743 West 68th Avenue

We thank you for yours of the 16th instant and note your remarks regarding the non-reduction of rent and the disposal of furniture. We are inclined to agree with you that the rent should not be reduced. In view of the fact that apparently the furniture is not being used by the Kinseys, we will act accordingly. The tank and range will be left permanently and in due course sold as part of the property when we dispose of same.

We are not quite clear whether you wish to dispose of the furniture yourself or if you wish our Protection Department to handle it. If the latter is your desire, our Protection Department are rather busy just at present and would prefer leaving the removal of the furniture until a little later. However, if you need funds then we can arrange to remove the furniture and have it auctioned.

We would inform you that we are getting quite satisfactory prices at our auctions, but there are, of course, auctioneer's and trucking fees to be taken into consideration, such charges being nominal and would be deducted from the sale of the chattels. We wish to make it clear, however, that there is no objection whatsoever to your disposing of the furniture yourself and receiving cash for same.

not necessary

5077

July 26, 1944

Miss Miyo ISHIWATA,
Registration No. 09022,
3615 University,
Montreal, Quebec.

Dear Madam:

Re: 743 West 68th Avenue, Vancouver, B.C.

We wrote to you on the 31st of May, respecting your furniture at the above premises, but, from time of writing, we have heard nothing from you. We appreciate that some delay occurred owing to the fact that the letter was held up by the Postal Department, but we have been informed by Mrs. M. T. O'Connor, Placing Officer of the British Columbia Security Commission at Montreal, that the letter has reached you.

In view of the necessity of some definite decision being reached in regard to the disposal of your furniture, would you please give us instructions by return mail?

You are aware that the tenant, Mrs. C. V. Kinsey, does not mind if the furniture is sold. The only items which she requires to be left during the course of her tenancy are the tank and kitchen range.

To facilitate your prompt reply a stamped, addressed envelope is enclosed.

Yours truly,

PD/FM
Enclosure

P. Douet,
Administration Department.

AIR MAIL

EVACUATION SECTION	
Recd	AUG 1 1944
File No	5077
Ans	
Ref	<i>Druck</i>

3587 Jeanne Mance,
Montreal, P.Q.
July 28, 1944.

*en bal
0.874*

bal 4.15 *Val*

Dear Sir:

I regret I did not reply to your last communication before this but since my father was en route to join me I waited for him before deciding on the issue.

We are about to lease an apartment and may need few articles of furniture. Could they be shipped to us? Also we do not want too much and since I cannot definitely say what I would like to have then. I shall notify you again, regarding this matter.

Also I know the taxes have to be paid, but if there should be any cash on hand, say enough to help us out we would appreciate it very much. That is when the taxes are paid off as I have already mentioned.

Has there been any offers for our property at all? If so at what sum? May I also remind you that couple of beds are stored in a neighbors home.

Wright

Wright

Yours truly,

May Ihuate

Phine B. B. C.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 5241

414 HOWE STREET
VANCOUVER, CANADA

August 4, 1944

Catalogue #415

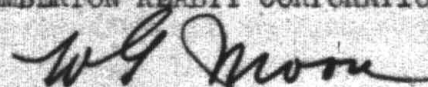
745 West 68th Ave., 12/18D/319,324 &325

Lot 33 by 122

This is a one storey frame bungalow of six very small rooms and bathroom. All board partitions. In a run down condition. The posts in basement are rotted and the main floor is badly sagged in the centre. Small greenhouse, no heating, not large enough for commercial use.

Value for sale \$1,100.00

PEMBERTON REALTY CORPORATION LTD.



W. G. Moore

WGM/B

EVACUATION SECTION

Rec'd AUG 14 1944

File No. 5077

Ans.

Referred

3587 Jeanne Mance,
Montreal, P.Q.
Aug. 10, 1944.

Dear Sir:

I am going to list some of the articles I wish to have shipped to me and may I have the bills charged to my account. (There are some goods which Mr. P. W. Story who resides at 2358 W. 49th A's. which will be also forwarded to me and am also desirous of having the expenses prepaid out of my account. Will you advise me re this matter. Also should I have him ship the goods separately or collectively with the chattels to be shipped to us via your department? The remaining pieces may be sold at your discretion. (the furniture at 743 W. 68th)

1 linoleum (inlaid) from the dining room
1 buffet
1 table belonging to the dining room suite
6 chairs
1 armchair
1 varnished dresser with mirror attached
1 bed with spring and mattress (frames painted apple green, (1/2 size)
1 bed with spring frames painted ruddy brown, (double)
(the last two items are stored at Mr. Brown's home
734 W. 68th Ave. two houses east of our property)

Please note my address. I regret I have been giving you a merry chase but due to housing shortage I have been forced to move around periodically. I hope the articles listed will be sent to us at your earliest since we will need them very shortly.

I shall await your advice before giving further instructions to Mr. Story.

Yours very truly,

Mary Schwartz

Date... August 31st, 1944.

REAL PROPERTY MEMORANDUM

File No. 5077

Name Miss Miyo ISHIWATA

Registration No. 09022

Re: Catalogue No. 415

Address: 743 W. 68th Avenue, Vancouver, B. C.

Legal Description: Lot 12, Blk. 18/D, D. L. 319, 324 & pt. 323.
Dwelling & Greenhouse.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 70245-L Whereabouts: Owner's possession.

Registered owner: Miyo ISHIWATA (Spinster) Reg. No. 09022

Property: City of Vancouver, Lot 12,
Block 18, of Block "D", District
Lots 319, 324, and part of 323,
Group 1, New Westminster District,
plan 2399.

B. Charges.

Registered: None

Vesting: 34610. August 11, 1942.

Unregistered: No evidence found.

Taxes: \$35.53 net. 1944 taxes paid.

Water: \$7.00 net. July 1/December 1944 paid.

Insurance: \$1500.00 - Dwelling) Expires on
\$300.00 - Household effect) August 7th, 1945.

Assessed Value: Land: \$180.00 Improvements: \$1050.00

Valuation by Appraiser: \$1100.00

Amount of Bid: \$1275.00

Approved by Advisory Committee: August 25th, 1944.

Paid as shown in attached letter: \$1275.00 paid in full.

Name of transferee as attached letter: G. F. Toomey.
356 Douglas St.,
Eburne, B.C.

ADMINISTRATION.

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

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

Lease dated May....., 1942, effective until return of landlord; to Mr. C. V.
Kinsey for \$25.00 per month. House partially furnished.

Chattels: Particulars of those stored on the premises. (The tenant has been agreeable to
sale of the furniture at any
time and Mr. Green and the writ-
er have agreed that rental shall
be \$25.00 unfurnished)

Some chattels on premises.

Named Agent:

This memorandum has been prepared by Mr. Douet.

5077

September 1, 1944.

J. W. Fairhall, Esq.,
1318 Southwest Marine Drive,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 415
743 West 6th Avenue
12/18/D/319.324 Oct. 323

Your letter of August 21st, enclosing cheque for \$127.50 and offer to purchase the above property for the sum of \$1,275.00 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, \$1,147.50.

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.

We are enclosing herein a copy of a lease between the Japanese and the present tenant of the above property. The Custodian does not attempt to interpret the validity of this agreement and the sale of this property is subject to this tenancy.

For your information, however, a recent judgment in the Courts of British Columbia was to the effect that a lease for the duration of the war is void owing to the uncertainty of period.

Yours truly,

A. G. McArthur,
Administration Department.

GP:EB
Enc.

MONTREAL TRUST COMPANY

EXECUTORS AND TRUSTEES

ROYAL BANK BUILDING

VANCOUVER, B. C.

September 26, 1944.

PAID BY ADDRESSEE
THE MONTREAL TRUST COMPANY

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

Dear Sir:

Re : #5077, 743 West 68th Avenue,
Vancouver, B. C.

We have received a notice of the City
of Vancouver Fire Department, over date of September 20th, 1944,
reading as follows:

"To Montreal Trust Company, Vancouver, B. C.
TAKE NOTICE, that the premises situated at 743 W. 68th
Avenue, Vancouver, B. C. are being maintained and used
contrary to the provisions of the Fire By-law of the City
of Vancouver.
You are hereby notified to have stove oil drum in base-
ment vented to outside air according to regulations
within seven days of the service hereof.
Failure to comply with this notice will render you
liable to the penalties under the said By-law."

In view of our letter of September 15th,
1944, advising of the pending vacancy of the above property as of
October 15th, and your letter of September 14th regarding an
expected sale, it appears you will wish to refer this to the new
owner.

We are advising the Fire Department
accordingly and will await your reply in due course.

Yours faithfully,

Marshall Doyle

M. E. Doyle,
ACCOUNTANT.

MED/dld

EVACUATION SECTION	
Rec'd	SEP 27 1944
File No.	5077
Ans.	
Ref.	<i>Doyle</i>

Custodian

5077

September 14, 1944

The Montreal Trust Company,
675 W. Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 415,
743 W. 68th Ave., Vancouver.
12/18/D/319.324. & Pt. 323.

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of J. W. Fairhall, Esq., 1318 Southwest Marine Drive, Vancouver, the effective date of which should be September 12, 1944.

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

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

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

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

"Tender"

On #415. 743 West 68th Ave.

The Custodian,
Granville & Hastings St.

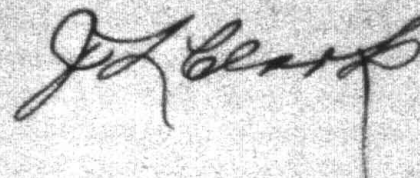
Dear Sir;

We are offered the sum of \$1200.00 for the above property, and if acceptable the deed to be made to Albert William Uridge, and Loma Uridge, his wife as joint Tenants, of 1356 Franklin Street, City, both are British Subjects, we are,

Yours very truly,

J L CLARK REALTY CO.

Per;



Rec'd	SEP 20 1944
File No.	5077
Ans.	GRN
Referred	Hamop

"CANADA'S OLDEST INSURANCE COMPANY"

Sept 19th/44.

September 27th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 5077

NAME: Wiyo ISHIWATA

CATALOGUE NO: 415

RE: 743 West 68th Avenue, Vancouver, B.C.
Dwelling and Greenhouse

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 12, Block 18,
of Block "D", District Lots 319, 324,
and part of 323, Group 1, New West-
minster District, Plan 2399

Encumbrances: Nil

Taxes: 1944 taxes of \$35.53 paid. No arrears.

Vested: No. 34610

VALUATION BY APPRAISER: \$1,100.00

AMOUNT OF BID: \$1,275.00

APPROVED BY ADVISORY COMMITTEE: August 25th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$1,275.00

NAME OF PURCHASER: George Toomey

KWW/JF
Attach.

K. W. WRIGHT

File No. 9077,
Catalogue No. 413.

September 27th, 1944.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Gomer

Site IMHINATA - Reg.No. 09022
City of Vancouver
Lot 10, Bk. 10 of S.W. 1/4,
S. 1/4, 315, 324 and part of 323,
Sp. 1, S.W. 1/4, Plan 1399.
Certificate of Title No. 34510.

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

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... GEORGE TOOMEY.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 70245-L, is in the
Gomer's possession.

D. A. Gomer

DAG:JS
Encl.

NAME ISHIHARA, MisoREGISTRATION NO. 03022FILE NO. 4077

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on October 12, 1944.

Fish nets	\$ 0.25
Old Rug	0.90
Wheel barrow	1.50
Drain pipes	0.10
Arm Chair	1.00
Hose	1.25
Tools	6.65
Golf club	0.60
Fishing rod	1.55
Blind	0.10
Heater plate	0.10
Wash boiler	0.75
Box of sundries	1.25
Door lock	1.60
Iron Bed	2.75
9 Piece Oak Dining Suite	29.00
Ice Box (poor condition)	4.00
Shelves	1.00
Mellary range	10.00
8 Odd chairs (poor condition)	4.00
Dresser	6.75
Old Settee	0.60
Two small tables	0.75
Bridge Lamp	1.25
Wash stand	0.50

Total	\$ 78.20
Less Expenses: (Auctioneer's Fee) \$7.82	\$ 24.89
(Advertising) 2.07	
(Moving) 15.00	
Net Proceeds Credited:	\$ 53.31

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 513

Remarks.

NAME ISHIWATA, Miyo (Miss)

REGISTRATION NO. 09022

FILE NO. 5077

The following chattels were sold by public
auction at 1047 Seymour St., Van., B.C. on October 19, 1944.

Spring (broken)	\$ 1.00
Iron bed & spring	2.00

Total		\$ 3.00
(Auctioneer's Fee: 0.30		
Less Expenses: (Advertising: 0.09		\$ 1.89
(Moving: 1.50		
Net Proceeds Credited:		<u>1.11</u>

Members of Custodian Staff Present. Mr. Smith.

Extracted from Auctioneering List No. Vancouver 514.

Remarks.

NAME YAMAZAKI, Miyo

REGISTRATION NO. 09022

FILE NO. 9077

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on October 26, 1944.

Ice Box	\$ 2.75
Radio parts	0.50
Shelves	0.15
Round table	0.70
Crocks	1.00
Box of sundries	1.00
Picture frames and paper holder	1.00
Flower pots	1.30
Hoe	0.25
Iron Pot	0.95
- Sealers and jars	0.90
- Candy jars	1.75

Total	\$ 12.25
Less Expenses: (Auctioneer's Fee: \$1.22	\$ 10.69
(Advertising: 0.47	
(Moving: 9.00	
Net Proceeds Credited:	\$ 1.56

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 515

Remarks.

VERNERCRAFT INC.

MONTREAL, CANADA

EVACUATION SECTION	
Rec'd	OCT 23 1944
File No.	5077
Adm.	W/10
Noted	Daniel

Dear Sir:

I was just informed by Mr. B. Uyeda that 1500 lbs. freight is allowed per family in which case our freight for the chattels should not be charged against us. Will you please advise me at once re this matter. If other families were permitted, I feel that we have been drained needlessly and would certainly like to be free of the charges.

Re the sales of our property, the fact is we are moving into new quarters and therefore we are going to be involved in tremendous expense. Re-establishing is very trying to father, especially at his age. It is really against his wishes that I'm willing to forward the title deeds to property 743 W 68th Ave - Home. I ^{never} ~~am~~ ^{am} not entitled to the statement before proceeding with the logical steps to mail you the title. If I remember correctly Mr. Fisher is in charge of Freight. Would you refer this letter to him? as I said before we are incurred with high cost of living and every dollar earned will mean so much

VERNERCRAFT INC.

MONTREAL, CANADA

to us. This began to see the place sold
which took my folks so many years
to build -

also advise the Prudential Ins.
to forward our papers & such to
Montreal headquarters - we will
hereafter take it into our own
hands - or should this be done by
the writer?

I have already received freight
charges from Johnson National Storage.
Understood the expenses were to be referred
to your office? Please advise. The
Morgan Trust Co has the goods in storage
in their quarters.

Your earliest reply is necessary as I
have to advise the Morgan Trust -

P.S.
Could I draw
a lump sum
through my
bank for an
advance from
my account?

Yours truly,
Mingo Ishiwata

Re: 5077

3695 Jeannette Manoe,
Montreal, P.Q.
October 31/44.

EVACUATION SECTION	
Rec'd NOV 3 1944	
File No. 5077	
Ans.	
Referred	<i>Do not return</i>

Dear Sir:

I received your Oct. 25/44. communication yesterday. I'm afraid I was rather disappointed with your vague reply in reference to the sale of my property. If the place is sold then I see necessity in forwarding the deeds; however I gather that the property is still in the process of being put up for sale? In your previous letter I was under the impression it was already gone. If however, I have misinterpreted your information then will you please clear me on this matter.

I understand that I shall be hearing from the Insurance Co. in respect to our policies.

If I were to send you the title upon reply to this correspondence and taking for granted I have cash in my account can I draw on it? I have received my first shipment from Mr. Story via Johnson Storage, and the charges were rather more than expected. Of course you stated you are taking the matter up with the transportation department? In any case we will certainly need the sum before end of November because we are counting on the funds to furnish our new quarters. In fact I don't know how else we can take our steps to accomodate ourselves? If I have not made myself clear already what I want to know is, upon your receipt of the title can I have the cash? Also I cannot "hawk" the chattels already here which is of great necessity to me without funds. Besides the commission is responsible for a portion of the freight charges, are they not? Fifteen hundred per family as I stated in my last letter?

I anticipate your earliest response to this letter. Upon your reply on the sale I shall most certainly forward the title. I am sure you would act with as much caution if you were in such a position.

P.S. How long will transactions take as you mentioned in your last letter?

Most sincerely,

Miyo Ishiwata

Miyo Ishiwata

*Spair in
last letter
of 27/10/44*

5077

November 8th, 1944.

Miss Miyo ISHINATA,
Registration No. 09022,
3695 Jeanne Mance,
Montreal, P.Q.

Re: Catalogue No. 415
743 West 68th Ave.
12/18/D/D.L. 319.324.ct.323

Dear Madam:

Please be informed that the above property is sold on a basis of a valuation, independently made, and following instructions issued by Ottawa. The price obtained is \$1,275.00, which will be subject to the usual charges for the sale of any real property.

We can appreciate that the disposal of your property is a matter of great personal concern to you, however, as previously stated, the sale of all Japanese owned properties is being carried out as a part of the policy of liquidation outlined by the Canadian Government, and we can only advise that we are unable to consider any alternative.

While we regret that you are not in accord with the Custodian's action, completion of this sale is being made irrespective of production of the Certificate of Title. The Custodian, however, finds its production helpful in making distribution of the proceeds of this sale to the rightful persons.

If you feel that you care to co-operate in this matter we would be glad to receive the Certificate of Title as previously requested. In any event, your letter is being placed on our files so that your comments in regard to the sale will remain on record.

In due course, a statement showing the results of this sale will be sent to you when the matter is concluded.

Yours truly,

GP/MHJ

George Peters,
Administration Department.

Copy

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

506 Royal Bank Bldg.,
Hastings and Granville
Vancouver, B.C.

Phone Pacific 6131
Please Refer to
File No. 5077

November 8th 1944.

Miss Miyo Ishiwata,
Registration No. 09022,
3695 Jeanne Mance,
Montreal, P.Q.

Re: Catalogue No. 415
743 West 68th Ave.
12/18/D/D.L.319,324,pt.323

Dear Madam:

Please be informed that the above property is sold on a basis of a valuation, independently made, and following instructions issued by Ottawa. The price obtained is \$1,275.00, which will be subject to the usual charges for the sale of any real property.

We can appreciate that the disposal of your property is a matter of great personal concern to you, however, as previously stated, the sale of all Japanese owned properties is being carried out as a part of the policy of liquidation outlined by the Canadian Government, and we can only advise that we are unable to consider any alternative.

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If you feel that you are to co-operate in this matter we would be glad to receive the Certificate of Title as previously requested. In any event, your letter is being placed on our files so that your comments in regard to the sale will remain on record.

In due course, a statement showing the results of this sale will be sent to you when the matter is concluded.

Yours truly,

Signed: George Peters,
Administration Department

GP/MHG*

*Funds available
12/18/44*

NAME TSUBATA, Wyo

REGISTRATION NO. 09022

FILE NO. 5077

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on November 2, 1944.

Linoleum
Linoleum

\$1.60
4.75

Total

Less Expenses: (Auctioneer's Fee: \$0.63
(Advertising: 0.27
(Moving: 3.00

Net Proceeds Credited:

\$ 6.35
\$ 3.90
\$ 2.45

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 517

Remarks.

Spain

MEMORANDUM

File No. 5077

November 10th, 1944

To: The File

From: Mr. Spain

Re: Miss Nuijo ISHIWATA
743 West 68th Ave.
CHATELS

The chattels as listed in memorandum of Oct 5/44 were all found in possession of the tenant Mrs. Kinsey. In addition, 2 beds & springs were found in possession of Mr. Brown, 713 W. 68th Ave.

Mr. Story, 2358 West 49th Ave. was also visited and he stated that he had shipped 8 packages or cartons of books and tables to Montreal to Miss Ishiwata who was formerly a domestic servant employed by Mr. Story.

In the house at 743 West 68th Ave. many items were found in excess of those listed. All were moved to Willards auction room to be included in auction today.

The spring door, light unit and glass doors were found to be house fixtures and were allowed to remain as such.

The oil tank (for fuel oil) was the property of the Imperial Oil Co. who intend to remove same at their convenience.

Linoleum two pieces were recovered. The balance was worn out or nailed to the floor.

W. K. Spain

GBS:IM

File No. 5077.
Catalogue No. 415.

December 8th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Miyo ISHIWATA
City of Vancouver
Lot 12, Blk. 18, Blk. "D",
D.L.'s. 319, 324 and part of
323, Gp. 1, N.W.D., Plan 2399.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated October 18th, 1944,
we attach herewith the following documents in connection therewith.

1. Copy of application number 111848-L, dated October 18th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 111849-L, dated October 18th, 1944, registering the property in the name of George Toomey (Deed).
3. Duplicate of Transmission dated October 5th, 1944.
4. Duplicate of Deed dated October 5th, 1944 - Secretary of State to George Toomey.
5. Certificate of Indefeasible Title number 111849-L, dated December 4th, 1944, covering the above property in the name of George Toomey.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 415
File No. 5077
743 West 65th Avenue, Vancouver
12/18/0/319,324 & pt. 383

January 3, 1945.

GEORGE TOOMEY
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 12, 1944)

	DEBIT	CREDIT
Purchase price	\$1,275.00	
Cheques received		\$1,275.00
<u>Amount of rent collected</u>		
September 1st to October 1st -		
32/31 x \$23.75		24.52
Registration fees on deed - \$1,275.00	6.80	
Insurance premium - 305 x \$8.25	2.48	
Water paid to December 31, 1944 -		
110/184 x \$7.00	4.18	
Purchaser's proportion of 1944 taxes -		
110/365 x \$35.53	10.71	
Balance owing to purchaser	.35	
	<u>\$1,299.52</u>	<u>\$1,299.52</u>

BALANCE OWING TO PURCHASER

354

Catalogue No. 415
File No. 5077
743 West 68th Avenue
Vancouver, B. C.
12/18/D/319, 324 & pt. 323

Receipt of Certificate of Title No. 111849-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Great American Insurance Company policy No. 114617 which has been assigned to me.

Dated at Vancouver, B. C., this 5th day of January, 1945.

George Toomey

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

Dear Sirs:-

Re: 743 West 68th Avenue, Vancouver

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

Yours faithfully,

George Toomey ... Signed

January 10th, 1945.

Miss Miyo ISHIWATA,
Reg. No. 09022,
3695 Jeanne Mance,
Montreal, Que.

Dear Madam:

We enclose a copy of our letter of even date to the Bank of Montreal, St. Peter and St. James Streets Branch, Montreal, from which you will see that we have forwarded them a cheque for \$1175.00 in line with the arrangement made last November. The total funds standing to your credit were \$1289.55 so that your credit balance is now \$114.55.

A statement showing the net proceeds of the sale of your property together with a summarized statement of your whole account will be forwarded to you a little later on but as funds from the sale have now been transferred to your main account we are in a position to forward the amount due to the Bank of Montreal without further delay.

We take this opportunity of enclosing copies of four statements of all chattels of yours which have been sold by public auction, net amounts being as follows:

List No.	Vancouver	517	-	\$ 2.45
"	"	515	-	1.56
"	"	514	-	1.11
"	"	513	-	53.31

and the above amounts have already been credited to your account and included in our above-mentioned figures. The chattels in question were those at 743 W. 68th Avenue and at 713 W. 68th Avenue. Our Protection Department point out when dealing with your chattels, in addition to the above two places Mr. Storey of 2358 W. 39th Avenue was visited when he stated he had shipped eight packages and cartons of books and tables, etcetra, to you. We would further mention that only two pieces of linoleum were recoverable, the balance being worn out and nailed to the floor at 743 W. 68th Avenue.

As quite a number of chattels were handled by you direct, as far as we are concerned this now clears up all chattels of yours outstanding, (See our Protection Department's letter to you of August 25th, 1944), and shall be glad to have you confirm this as correct.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

TEL. PLATEAU 2731

124 ST. PAUL ST. WEST

File B077

EVACUATION WERNER CRAFT INC.	
Rec'd	JAN 18 1945
File No.	5077
Address	MONTREAL, CANADA
Date	Jan 13, 1945.
Signature	<i>Doug</i>

MONTREAL, CANADA

Jan 13, 1945.

W. Stain - might like to see this
2681 St. Zotique E.,
MONTREAL P.Q.

Dear Sirs:

Negotiations came through with the bank. I appreciate your quick attention.

We have decided that all the chattels left in the house should be disposed. I will contact the B. C. S. C. re a canvas covered truck which we wish to have forwarded to us. The latter is stored in the basement of our house at 743 W. 68th. However I am anxious to know what has become of the goods stored in the basement. Will you inform me with the data?

I suppose the final transactions have not been completed yet? That is concerning the sales of our property?

Yours very sincerely

W. Stain

note Jan 10/45
DS

STATEMENT RE SALE OF:

Name: IISHIWATA, Miyo

Catalogue No: 415

File No: 5077

Street Address: 743 West 68th Ave.

Reg. No. 09022

Legal Description: 12/12/0/319/324 & pt. 323.

Date of Sale and Adjustments September 12th, 1944.....

Sale Price \$ 1,275.00

Real Estate Agent's Commission \$ 63.75

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Unpaid Vendor~~~~Mortgages~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 2.48

Taxes 10.72

Water 4.12

75.25

1292.37

Net Proceeds credited to your account

1217.12

Date: January 22nd, 1945.

George Peters.

Compiled by:.....

EVACUATION SECTION
Rec'd FEB 11 1945
File No. 5077
Refer

St. ZOTIQUE E.
St. Zolique E.
Montreal P.Q.
Feb 4/45. P.Q.

Dear Sir,
I received your communication of Jan. 22.
After a thorough "going-over"
I think that I can
acknowledge without
further ado. Of course
one or two items appear
to me a trifle over-charged
but under circumstances
I feel I should disregard
them.

The balance which is
credited to my account (\$114.55)
may be forwarded to me
at the above address.

2
May I take the opportunity
to thank everyone for the
patience and consideration
shown me during the
past years and during
this negotiation - in
particular

If I should need to refer
to the file again I shall
do so unhesitatingly -

Yours very sincerely
Miss Schwartz

5077

24th November, 1948.

Miss Miyo ISHIWATA,
Regn. No. 09022,
2681 St. Zotique St. East,
Montreal, Que.

Dear Madam:

Personal goods now in Custodian storage include
a bundle of framed pictures listed in the name of Miyo ISHIWATA.

If this item belongs to you and you wish to
receive it, please inform the Custodian on or before the
31st day of January, 1949, giving your full name and address
for shipment.

Failing to hear from you by the above date, the
Custodian will assume that you have no interest in these goods
and will dispose of them at his discretion.

In addition to the goods listed as belonging to
yourself and others, there are various unidentified shrines,
kotos, trophies, photographs and papers, which will be abandoned
as of no value unless evidence of ownership is submitted to the
Custodian on or before the 30th June, 1949.

We enclose a stamped, addressed envelope for your
reply.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA
Encl.

5077

April 6, 1949.

Miss Miyo ISHINATA,
No. No. 09022,
2681 St. Zotique St. East,
Montreal, Que.

Dear Madam:-

On November 24, 1948 we wrote you regarding a bundle of framed pictures presently in Custodian storage in Vancouver which appear to belong to you, but to date we have not received a reply to our letter.

The Custodian has extended the date for receiving requests from those who have not written for their goods, and this letter is to advise you that you now have until April 30th next to make known your desire regarding disposition of same.

In the event that you do not wish the articles in our possession shipped to you, it is the intention of the Custodian to dispose of same at his discretion. If you desire to have the goods, however, they will be shipped without cost to you.

Yours truly,

WJJ:DD.

W.J. JOHNSTON,
Office of the Custodian.