

5144

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: IWASAKI Yoriki

HOME ADDRESS: 2321 Oxford St., Vancouver B.C.

REGISTRATION NUMBER 04335 SEX: Male AGE: 48 50

OCCUPATION: Newspaper Editor

(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: Continental Daily News, 215 E. Cordova St. Vancouver B.C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Midori

ADDRESS OF WIFE OR HUSBAND: 2321 Oxford St. Vancouver B.C.

NAMES OF ANY LIVING CHILDREN: Yasuko (F) Kazuti (M)

ADDRESS OF CHILDREN: 2021 Oxford St. Vancouver B.C.

AGE OF CHILDREN: 10 9

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

1. LOCATION AND DESCRIPTION: Property known as 2321 Oxford St. Vancouver B.C. 33ft. by 120ft. Lot 10 Blk 13 D.L. 184

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room frame bungalow, shingled on the sides patent roofing. Worth about \$2050. also 1 car garage.

3. INSURANCE (Give particulars; state where policies are) \$1000. on house, name of Co. unknown but agent Mr. Mizahara, 200 Blk. Powell St. Vancouver B.C.

4. TAXES (Amount and where payable) about \$68.00 per year.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) about \$600. owing to Franco Canadian Co. Vancouver (Mortgage Co.)

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

- 215 E. Cordova St. Vancouver B.C.
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ~~2321 Oxford St. Vancouver B.C.~~
in safe of the Continental Daily News office
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: 2321 Oxford St. Vancouver B.C.
dwelling house.
2. LANDLORD'S NAME AND ADDRESS: myself
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 IN, OR
CLAIM ON ANY SUCH PROPERTY. none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) ~~none~~
about \$5000. owing me by Continental Daily News Co. 215 E. Cordova
Vancouver B.C.7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
~~none~~ \$200. in war savings certificates, in owners possession.
\$50.00 share in the Continental Daily News, Vancouver B.C.8. BANK ACCOUNTS: none9. LIFE INSURANCE: Monarch Life Ins. \$5000. 20 yr. endowment.
215 E. Cordova St.
beneficiary my wife Midori, policy in safe at ~~2221x@11x@11x@11x~~ Continental
Daily News, I have the keys.10. INTEREST IN ANY ESTATES OR TRUSTS: ~~EXAMPLE~~11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none2. 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 23rd day of April 1942.

(Signature)

Y. Iwasaki

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Aug. 13/43.

File No. 5144

1 Name IWASAKI, Yoriki
(Surname in Block Letters)

Registration No. 04335

^V
Male - Female
(Check)

Age Aug. 6, 1892

Former Address 2321 Oxford Street, City.

Date Evacuated Oct. 28/42

^V
Naturalized - Canadian-Born - National
(Check)

*61 Alhambra Ave. Toront 3. 9/5/47
5144 Oxford Street, Toronto 24/12/46*
New Denver, B. C.

Present Address

^V
Married - Single
(Check)

nee
Name of Wife (YAMAZAKI) Midori #04336

Name of Husband - - - -

nee
Name of Mother (KOBAYASHI) Kame #
(Dec'd)

Name of Father Sengoro (Dec'd)

Names of Children under 16

Elsie Yasuko Feb. 13/1932; Four children over 16 - no names.

Alfred Apr. 24/33

Requested by C. Girard

Registered with Custodian Yes
(Yes or No)

Additional Information Director & Editor in Chief of "Continental Daily News"

Owner of 1/2 share in paper and house at above address. Married Sakae Kusu in 1914 and had her name included in Nat. Papers. This wife died in 1928. Married

Midori Yamazaki 1931. The four children now over 16 were born during the first marriage, the two others registered here were born during the second marriage. Radio #741.

File No. 5144

-- SUMMARY --

October 11th, 1946

-- REAL ESTATE --

Reg. No. 04335

Catalogue No: 160

Japanese Name: Yoriki IWASAKI,

Civic Address: 2321 Oxford Street, Vancouver, B.C.

Legal Description: Lot 10, Block 13, District Lot 184, Plan 178, Vancouver, B.C.

Classification: Dwelling

Registered in the name of: Yoriki IWASAKI

Title: Subject to Mortgage to Credit Foncier Franco Canadien, the balance of which, amounting to \$575.25 was paid Sept. 23, 1943 and Release obtained and the Title thereby cleared of Encumbrance of the Mortgage.

Sold to: Chin Lin for \$1950.00 Cash as August 4, 1943.

Title delivered to: Chin Lin as November 22, 1943, Certificate #91593-L. Adjustments completed.

Funds released to account of: Yoriki IWASAKI as November 19, 1943.

Chattels: Not involved in sale

Fire Insurance: Transferred to the purchaser.

Remarks: At the request of IWASAKI, this property was handled by A.H. Young, Attorney, who collected rentals and disbursed them as per agreement with IWASAKI as noted in IWASAKI's letter to Young dated July 20, 1942. These instructions were, in the main carried out. The Administration and Liquidation of these premises went forward without undue attention and the sale of same was effected as of August 4, 1943. No outlays for upkeep are indicated.

Assessment Value 1943

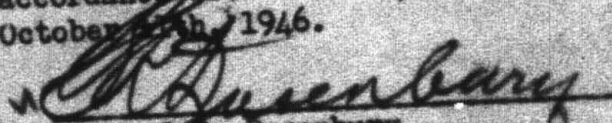
Land - \$440.00

Improvements 1550.00

Appraisal - \$1600.00

Sale price - \$1950.00

The above Summary is certified to be in accordance with the information on file, October 11th, 1946.


B.R. Dusenbury
Office of the Custodian.

IWASAKI, Yoriki
2321 Oxford St., Vancouver, B. C.
Evac. File 5144



Picture Taken April 9, 1943

REG
NO. 04335NAME
IWASAKI, YorikiFILE
NO. 5144

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
British Canadian Insurance Co.	<i>Renewed</i> 10508	<i>Pol. # 57671 - to him</i> \$2000.	June	23	1943	Lot 10, Blk. 13, D.L. 184, 2321 Oxford St. Vancouver, B. C.
British Canadian Insurance Company	<i>Transferred to New Owner</i> 57671	<i>See - 27-11-43</i> \$2,000.	June	23	1946	Blk. 13, D.L. 184, 2321 Oxford St. Vancouver, B. C.

File No. 5144

--- SUMMARY ---

October 11th, 1946

--- FIRE INSURANCE ---

Yoriki IWASAKI,
Reg. No. 04335

Fire Insurance in the sum of \$2,000.00 was maintained while required and when sale was made to Chin Lin, same was transferred to him. Copy of insurance policy #57671 was delivered to him as of November 22nd, 1943.

NOTE: The original of the Policy is on file. Refund of \$10.58 of Return Premium allowed Yoriki IWASAKI in the adjustments.

The above Summary is certified to be in accordance with the information on file, October 11th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

File No. 5144

--- SUMMARY ---

October 11th, 1946

--- LIABILITIES ---

Yoriki IWASAKI,
Reg. No. 94335

The following claims against Yoriki IWASAKI are revealed on the
file:-

- | | | | |
|-------------------|---|----------------|------------------|
| 1. Dr. J.A. Smith | - | \$7.00 Balance | <i>pd</i> |
| 2. Dr. UCHIDA | | 70.00 | <i>withdrawn</i> |

Item #1-Smith - This claim has not been paid according to the
file and IWASAKI is being written to again regarding same.

Item #2-UCHIDA. This claim was withdrawn by Dr. UCHIDA as per
his General letter of August 3, 1943.

No other Claims against Yoriki IWASAKI are revealed on
the file.

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in accordance with the information on file,
October 11th, 1946.

B.R. Dusenbury
B..R. Dusenbury,
Office of the Custodian.

October 11th, 1946

PERSONAL PROPERTY

Yoriki IWASAKI,
Reg. No. 04335CHATELS:

Yoriki IWASAKI in his registration dated April 23, 1942 declared that he did not have any chattels. However, it would appear that there were certain Household effects at 2321 Oxford Street, belonging to the IWASAKI's. The file shows Auction sheets for a considerable quantity of chattels but it would seem that these or similar effects were declared by his wife Midori, file #6678.

Auction Sheets Nos. 45, 47 and 48 are therefore being transferred from #5144 to #6678.

ACCOUNTS
RECEIVABLE:

At section 6 of Page 3 of registration form by Yoriki IWASAKI, dated April 23, 1942 is recorded the following:-

"About \$5000.00 owing me by Continental Daily News Co. 215 E. Cordova, Vancouver, B.C."

The Continental Daily News under the name of Tairiku Nippo Sha Ltd., was liquidated by P.S. Ross & Sons, Chartered Accountants, who identified the amount owing to Yoriki IWASAKI by that Company by way of Loan as \$5598.00. Of this amount he received credit for \$2,937.95 a report of which is being forwarded by Mr. Shears at this time. This would leave an unpaid balance of \$2660.05. No further reference here is necessary to this transaction. The share interest of Yoriki IWASAKI seems to have been wiped out as no payment is indicated on the file as having been made to any shareholder on account of his or her share interest.

WAR SAVINGS CERTIFICATES:LIFE INSURANCE:

- (These are recorded in registration dated April 23, 1942 by Yoriki IWASAKI, but as they did not vest with the Custodian, no action was taken by this office.

REFUNDS:

A refund from the Provincial Government of \$9.00 and a refund of \$12.40 from the Dominion Government are noted for credit in account of Yoriki IWASAKI. These both have reference to Income Tax refunds.

SPECIFIED ARTICLES:RADIO:

We received a partly dismantled radio from the R.C.M.P. as of Dec. 17, 1943 in the name of Yoriki IWASAKI and sold same as Feb. 24, 1944 for a net sum of \$2.18, which amount was credited to his account on our books.

There are no Cameras, Fire Arms, Vessels or other radios revealed in the registration or the file.

No other Personal Property is revealed on the file.

The above Summary is certified to be in accordance with the information on file,
October 11th, 1946.

B.R. Dusenbury, Office of the Custodian

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Iwasaki Yoriki

File No. 5144

Reg. No.

Company Monarch Life

Agency Vancouver

Policy No. 109412

Premium - \$

Payable: Annually, Semi-annually or monthly

Month

Day

REMARKS:

This Indenture

made the 6th day of June one thousand nine hundred and thirty In pursuance of the Act respecting Short forms of Mortgage. Between

YORIKI IWASAKI, Drug Store Employee,

of 2321 Oxford Street the City of Vancouver in the Province of British Columbia

hereinafter called the Mortgagor of the FIRST PART AND

CREDIT FONCIER FRANCO-CANADIEN, a company duly authorized to carry on business in the Province of British Columbia, having its registered office at 850 Hastings Street West, in the City of Vancouver in the Province of British Columbia,

hereinafter called the Mortgagee of the SECOND PART

WHEREAS the said Mortgagor seized in fee simple of all the lands hereinafter described and has applied to the Mortgagee for loan upon Mortgage thereof:

WITNESSETH that in consideration of

One thousand dollars (\$1000.00) Dollars of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor, the receipt of which is hereby acknowledged, the said Mortgagor DO GRANT AND MORTGAGE unto the said Mortgagee its successors and assigns for ever A.L.T.H. at certain parcel or tract of Land situate in the

City of Vancouver, Province of British Columbia, more particularly known and described as Lot Ten (10) in Block Thirteen (13) District Lot One hundred and eighty-four (184), Group One (1), New Westminster District, according to a registered map or plan deposited in the Land Registry Office of the said City of Vancouver, and numbered 178

PROVIDED this Mortgage to be void on payment of the sum of One thousand (\$1,000.00) Dollars of lawful money of Canada, with interest at eight (8%) per cent. per annum, as follows: As to the principal, in equal half-yearly instalments of Fifty Dollars (\$50.00) each, payable on the first days of June and December in each and every year until the first day of June, 1935, when the balance of the principal sum then remaining unpaid shall be paid. The first instalment of principal shall be paid on the first day of December, 1930.

Interest at the rate of eight percent (8%) per annum on the said principal sum, or so much thereof as shall from time to time remain unpaid, shall be payable after as well as before maturity, half-yearly on the first days of June and December in each and every year until the principal sum is fully paid and satisfied. The first instalment of interest shall be calculated from the date hereof and shall be paid on the first day of December, 1930.

AND PROVIDED FURTHER THAT after default, whether of principal or interest or both, interest at the rate aforesaid shall accrue and be payable from day to day and on default in payment of any instalment of interest, such interest shall at once become principal and bear interest at the rate aforesaid, which interest shall be payable from day to day, and shall bear interest at the rate aforesaid if not paid prior to the next gale day, it being agreed that all interest as well that upon principal as upon interest, is to be compounded at each day mentioned for payment of interest.

The said several payments of principal and interest to be made in legal tender if required and to be made at the offices of the Mortgagee, Credit Foncier Building, 850 Hastings Street West, in the City of Vancouver aforesaid: And Taxes and performance of Statute Labor:

AND on payment also of the costs, charges, registration fees and expenses of and incidental to the negotiations for and the preparation, registration and release of this Mortgage and whether by suit or otherwise, of or connected with the recovery, collection or enforcing payment of any money whether for principal, interest or otherwise hereby secured or payable hereunder, the said costs, charges and expenses and other moneys hereby secured or payable hereunder to be payable by the Mortgagor on demand.

AND the observance and performance of all covenants, provisions and conditions herein contained.

THE said Mortgagor Covenant with the said Mortgagee that the Mortgagor will pay the Mortgage money and interest and observe the above proviso: THAT the Mortgagor has a good title in fee simple to the said lands.

AND that he has the right to convey the said lands to the said Mortgagee and that on default the Mortgagee shall have quiet possession of the said lands free from all incumbrances, and that the said Mortgagor will execute such further assurances of the said lands as may be requisite; and that the said Mortgagor has done no act to encumber the said lands.

PROVIDED AND IT IS HEREBY AGREED by and between the parties hereto that the Mortgagee may on default of the Mortgagor in making payment thereof on the due date thereof pay or satisfy any Taxes, Rates, Levies, Assessments, water-rates or charges, liens, charges or encumbrances against the said land, moneys for Insurance, costs of suit or otherwise howsoever, or costs, charges and expenses of and incidental to the negotiations for and the preparation, registration, extension or release of this Mortgage, and of or connected with the recovery collection or enforcing payments of any money whether for principal, interest, rents, profits, or otherwise hereby secured or payable hereunder, and valuers fees and solicitors costs and commission on all moneys so recovered or collected whether as a result of suit or otherwise together with all costs as between Solicitor and client which may be incurred by taking proceedings of any nature whether by instituting suit in any Court or otherwise in case of default by the Mortgagor and the amounts so paid shall be a charge on the said lands in favor of the Mortgagee and shall be payable on demand with interest at the rate aforesaid from the day or respective days of payment until paid by the Mortgagor and in event of the Mortgagee satisfying or discharging any such payment, lien charge or encumbrance either out of the money advanced on this security or otherwise, it shall be entitled to all equities and securities held by any person or persons in respect of the said payment, liens, charges and encumbrances so paid and satisfied, and the Mortgagor Covenant to pay such amount and interest on demand, and in the meantime the said amount shall at the option of the mortgagee be added to the principal and bear interest from the date of payment until paid, and in default of payment, the Power of Sale hereby given and all other powers exercisable by the Mortgagee hereunder in case of default shall forthwith be exercisable.

AND that the said Mortgagor will forthwith insure and during the continuance of this Security keep insured against loss or damage by fire, each and every building on the said lands or which may hereafter be erected thereon in such proportion as may be required by the Mortgagee for their full insurable value with some Insurance Company to be approved of by the Mortgagee and will pay all premiums and sums of money necessary for such purposes as the same shall become due and will not do or suffer anything whereby the said policy or policies may be vitiated and will upon demand assign, transfer and deliver over to the Mortgagee the Policy or Policies of Insurance thereto appertaining, and the receipts for payment of premiums thereon, and should the Mortgagor neglect to keep the said buildings or any of them insured as aforesaid or deliver such policies and receipts, then it shall be lawful for the Mortgagee to insure the said buildings in manner aforesaid and all monies expended by it with interest at the rate aforesaid computed from the time or times of advancing the same shall be paid by the Mortgagor on demand and in the meantime the amount of such payment shall be added to the principal sum hereby secured and shall bear interest at the rate aforesaid from the time of such payment, and shall until paid be a charge on the said lands hereinbefore mentioned.

AND the Mortgagor further covenant and agree forthwith on the happening of any loss or damage by fire to furnish at his expense all the necessary proofs and do all the necessary acts to enable the Company to obtain payment of the insurance moneys.

IT IS AGREED AND DECLARED between the parties hereto that all moneys received by virtue of any policy or policies of insurance may at the option of the Mortgagee either be forthwith applied on suspense account or, in or towards substantially rebuilding, re-instating and repairing the said premises or in or towards the payment of the last installment next preceding in point of time of payment and so on until the whole of the principal hereunder shall be paid and in case of a surplus, then in and towards the payment of the interest. AND the Mortgagor do release to the said Mortgagee all his claims upon the said lands, subject to the said proviso: THE said Mortgagor for himself, his heirs, executors, administrators and assigns, COVENANT with the said Mortgagee its successors and assigns, that he and they will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and condition thereof respectively, and that in case of neglect to do so or if the Mortgagor or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisions herein contained the Principal hereby secured shall at the option of the Mortgagee forthwith become due and payable and in default of payment the powers of sale hereby given may be exercised or the Mortgagee may at its option, make such repairs to the Mortgaged premises as it may deem necessary and any and all sums or sums of money expended in such repairs shall be forthwith payable with interest at the rate aforesaid from the time or respective times of the payment of the said sum or sums until paid, and until paid shall be a charge on the said lands in favour of the Mortgagee prior to all claims thereon subsequent to these presents, and to be added to the principal sum hereby secured as if the same had originally formed part thereof and in default the power of sale hereby given and all other powers thereunto enabling, shall be forthwith exercisable.

AND the Mortgagor for himself, his heirs, executors, administrators and assigns COVENANTS with the said Mortgagee its successors and assigns that he will each and every year during the continuance of this security, pay to the Mortgagee its successors and assigns any Mortgage or income tax imposed or that may be imposed on the Mortgagee, its successors or assigns in respect of this Mortgage or the moneys hereby secured when, and as soon as the same is payable.

PROVIDED that the said Mortgagee, on default of payment for one month, may on one month's notice enter on and lease or sell the said lands.

AND PROVIDED ALSO that in case default be made in payment of either principal or interest for two months after any payment of either falls due, the said power of entry and leasing or selling respectively may be acted upon without any notice and also that the said Mortgagee may lease or sell as aforesaid without entering into the possession of the said land, and also that any contract of sale made under the said powers or either of them may be varied or rescinded and also that the said Mortgagee, its successors and assigns may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred.

PROVIDED ALSO that no purchaser at any sale purporting to be made in pursuance of the aforesaid power shall be bound or concerned to see or enquire whether any such default has been made or continues or whether any such notice has been given as aforesaid or as to the necessity or expediency of the stipulations subject to which such sale shall have been made or otherwise as to the propriety of such sale or regularity of its proceedings or be affected by notice that any such default has been made or continues or notice given as aforesaid or that the sale has been otherwise unnecessary, improper or irregular nor shall any irregularity or want of notice invalidate any such sale and that any such sale may be on such terms and subject to such conditions including special conditions as to title or conveyance or otherwise as the Mortgagee shall deem fit, and notwithstanding any impropriety or irregularity in any such sale or notice thereof to such purchaser the sale as regards such purchaser shall be deemed to be within

the aforesaid power and valid accordingly and the remedy (if any) of the Mortgagor in respect of any impropriety or irregularity whatsoever in any such sale shall be in damages only.

PROVIDED that any demand or notice necessary to be given in pursuance of the exercise of the powers and provisions herein contained may be given to the Mortgagor, heirs, executors, administrators or assigns or to any encumbrancer by writing signed or purporting to be signed by or on behalf of the Mortgagee or its assigns.

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may be effectually given either by leaving the same with a grown-up person on the said land, if occupied, or by placing it thereon if not occupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the City of Vancouver and such notice or notices shall be sufficient though not addressed to any person by name and notwithstanding any person to be effected thereby may be unborn, unascertained or under disability and any demand or notice so given shall be deemed to have been duly given on the day on which it shall have been so delivered as aforesaid.

AND the Mortgagor for the purpose of better securing the punctual payment of the interest on the said principal sum or of any instalment of principal do attorn and become tenant from year to year to the Mortgagee from the day of the date hereof at a yearly, or on default of payment of interest or principal, daily rental, equivalent to, applicable in satisfaction of, and payable at the same times as the interest upon the principal hereinbefore provided to be paid, the legal relation of landlord and tenant being hereby constituted between the said Mortgagee and the said Mortgagor, but it is agreed that neither the existence of this clause nor anything done by virtue thereof shall render the Mortgagee a Mortgagee in possession so as to be accountable for any moneys except those actually received.

PROVIDED that the Mortgagee may distrain for arrears of interest.

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

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

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

AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED that the Mortgagor shall not before the said first day of June one thousand nine hundred and thirty-five compel the Mortgagor to receive the said principal sum or any part thereof.

AND IT IS ALSO HEREBY UNDERSTOOD AND AGREED that the said Mortgagee may by writing under the hand of any solicitor or agent authorized on its behalf, upon any default whatsoever on the part of the Mortgagor in payment of any principal sum or interest hereby secured, or in the observance of any of the covenants and conditions herein contained, appoint a receiver of the income of the mortgaged premises or any part or parts thereof, and every such receiver shall be deemed the agent of the said Mortgagor, and he shall be solely responsible for the receiver's acts or defaults and the said receiver shall have power to demand, recover and receive the income of the property of which he may be appointed receiver by action, distress or otherwise, either in the name of the said Mortgagor or the said Mortgagee, and to give effectual receipts for the same; PROVIDED that the said receiver may be removed, in which case and in the event of any receiver dying or refusing or becoming incapable of acting, a new receiver may be appointed from time to time by the said Mortgagee by writing under the hands of any authorized agent or solicitor as aforesaid.

AND IT IS FURTHER DECLARED that the receiver shall be entitled to retain out of the moneys received by him a commission of Five (5) per cent. on the gross receipts or such higher rate as any judge of any Court having jurisdiction may allow upon application to him for the purpose, and also all his disbursements in the collection of such income.

AND IT IS FURTHER AGREED that in case default be made and the Mortgage moneys be recovered or payment be obtained before maturity by action or any other remedy or means or in case of sale the Mortgagee may collect and retain whether out of the proceeds of sale or otherwise, an amount equal to six months' interest by way of indemnity at the rate aforesaid upon the principal so recovered and that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except upon the payment of six (6) months' interest by way of indemnity, and in case of default in payment at maturity if a demand be made or an action upon the covenant be brought to recover the mortgaged money or proceedings be taken for sale of the mortgaged lands or for foreclosure, the Mortgagees shall upon payment being made or obtained be entitled to be paid as an indemnity six months' interest in advance on the principal so paid or recovered in addition to interest to the date of such payment.

AND IT IS FURTHER AGREED that neither the preparation nor registration of this Mortgage shall bind the Mortgagee to advance the moneys hereby intended to be secured.

AND IT IS FURTHER AGREED that the taking of Judgment or Judgments on any of the covenants herein contained shall not operate as a Merger of such covenants or affect the Mortgagee's right to interest at the rate and times aforesaid.

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

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Mortgage shall be read and held as made by and with and granted to and imposed upon the respective parties hereto and their respective heirs, executors, administrators, successors and assigns in the same manner as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

IN WITNESS whereof the said parties have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

by the said Yoriki Iwasaki

in the presence of

(sgd) Yoriki Iwasaki (SEAL)

(sgd) Seikichi Mizuhara
208 Hastings St. E.
Vancouver, B.C.
Ins. Agent

the aforesaid power and valid accordingly and the remedy (if any) of the Mortgagor in respect of any impropriety or irregularity whatsoever in any such sale shall be in damages only.

PROVIDED that any demand or notice necessary to be given in pursuance of the exercise of the powers and provisions herein contained may be given to the Mortgagor, heirs, executors, administrators or assigns or to any encumbrancer by writing signed or purporting to be signed by or on behalf of the Mortgagee or its assigns.

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may be effectually given either by leaving the same with a grown-up person on the said land, if occupied, or by placing it thereon if not occupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the City of Vancouver and such notice or notices shall be sufficient though not addressed to any person by name and notwithstanding any person to be effected thereby may be unborn, unascertained or under disability and any demand or notice so given shall be deemed to have been duly given on the day on which it shall have been so delivered as aforesaid.

AND the Mortgagor for the purpose of better securing the punctual payment of the interest on the said principal sum or of any instalment of principal do attorn and become tenant from year to year to the Mortgagee from the day of the date hereof at a yearly, or on default of payment of interest or principal, daily rental, equivalent to, applicable in satisfaction of, and payable at the same times as the interest upon the principal hereinbefore provided to be paid, the legal relation of landlord and tenant being hereby constituted between the said Mortgagee and the said Mortgagor, but it is agreed that neither the existence of this clause nor anything done by virtue thereof shall render the Mortgagee a Mortgagee in possession so as to be accountable for any moneys except those actually received.

PROVIDED that the Mortgagee may distrain for arrears of interest.

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

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

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

AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED that the Mortgagor shall not before the said first day of June one thousand nine hundred and thirty-five compel the Mortgagor to receive the said principal sum or any part thereof.

AND IT IS ALSO HEREBY UNDERSTOOD AND AGREED that the said Mortgagee may by writing under the hand of any solicitor or agent authorized on its behalf, upon any default whatsoever on the part of the Mortgagor in payment of any principal sum or interest hereby secured, or in the observance of any of the covenants and conditions herein contained, appoint a receiver of the income of the mortgaged premises or any part or parts thereof, and every such receiver shall be deemed the agent of the said Mortgagor, and he shall be solely responsible for the receiver's acts or defaults and the said receiver shall have power to demand, recover and receive all the income of the property of which he may be appointed receiver by action, distress or otherwise, either in the name of the said Mortgagor or the said Mortgagee, and to give effectual receipts for the same; PROVIDED that the said receiver may be removed, in which case and in the event of any receiver dying or refusing or becoming incapable of acting, a new receiver may be appointed from time to time by the said Mortgagee by writing under the hands of any authorized agent or solicitor as aforesaid.

AND IT IS FURTHER DECLARED that the receiver shall be entitled to retain out of the moneys received by him a commission of Five (5) per cent. on the gross receipts or such higher rate as any judge of any Court having jurisdiction may allow upon application to him for the purpose, and also all his disbursements in the collection of such income.

AND IT IS FURTHER AGREED that in case default be made and the Mortgage moneys be recovered or payment be obtained before maturity by action or any other remedy or means or in case of sale the Mortgagee may collect and retain whether out of the proceeds of sale or otherwise, an amount equal to six months' interest by way of indemnity at the rate aforesaid upon the principal so recovered and that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except upon the payment of six (6) months' interest by way of indemnity, and in case of default in payment at maturity if a demand be made or an action upon the covenant be brought to recover the mortgaged money or proceedings be taken for sale of the mortgaged lands or for foreclosure, the Mortgagees shall upon payment being made or obtained be entitled to be paid as an indemnity six months' interest in advance on the principal so paid or recovered in addition to interest to the date of such payment.

AND IT IS FURTHER AGREED that neither the preparation nor registration of this Mortgage shall bind the Mortgagee to advance the moneys hereby intended to be secured.

AND IT IS FURTHER AGREED that the taking of Judgment or Judgments on any of the covenants herein contained shall not operate as a Merger of such covenants or affect the Mortgagee's right to interest at the rate and times aforesaid.

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

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Mortgage shall be read and held as made by and with and granted to and imposed upon the respective parties hereto and their respective heirs, executors, administrators, successors and assigns in the same manner as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

IN WITNESS whereof the said parties have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

by the said Yoriki Iwasaki

in the presence of

(sgd) Yoriki Iwasaki (SEAL)

(sgd) Seikichi Mizuhara
208 Hastings St. E.
Vancouver, B.C.
Ins. Agent

~~178~~ 5144

In the matter of accounts owing by persons of Japanese origin now being evacuated I Yoriki Iwasaki of the city of Vancouver in the Province of British Columbia, do solemnly declare and say:

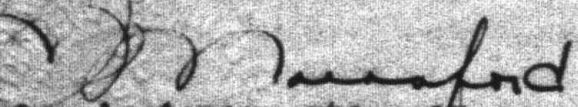
1. That I am the Managing-Director of the undermentioned creditor and have knowledge of all circumstances connected with the debts shown in the attached statements numbered 1 to 12.

2. That the said persons of Japanese origin were, on the 30th day of April 1942, and still are justly and truly indebted to Tairiku Nippo Sha Ltd in the various sums as shown by the attached statements numbered 1 to 12.

3. That the said Tairiku Nippo Sha Ltd. has not, nor has any person by their order to my knowledge or belief for their use had or received any manner of satisfaction or security whatsoever.

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 Vancouver in the Province of British Columbia this 11th day of May 1942.


Commissioner, etc., or
Notary Public in and for
the Province of British
Columbia.

Yoriki Iwasaki

5144
Extract from letter from The Workmen's Compensation
Board; Dated May 13th, 1942.

Original in File #2350.

G. W. McPherson, Custodian,
Japanese Evacuee Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Payment of Claims.

As payment has been received in full against
our claims, please consider this your authority to
cancel any further action against the following :

1831 - 6 Tairiku Nippo Sha Ltd.

Yours truly,
THE WORKMEN'S COMPENSATION BOARD

(Sgd.) R. W. Lane.

Legal Department.

Continental Daily News
215 E. Cordova

Y. Iwasaki (Manager)

5144 out -> Pearl
ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 9, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 10 1942

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

Re - Y. Iwasaki, 2321 Oxford Street

Gentlemen:-

Since reporting to you on the above property, the following list of articles are to be left on the premises for the use of the tenant. Kindly add these to our report.

- | | |
|----------------------------------|--------------------------------------|
| ✓ 6 curtain rods | - 1 ceiling drier |
| ✓ 7 shades | clothesline (complete) |
| ✓ 2 sets chandeliers | - 1 linoleum (inlaid) |
| ✓ 12 light bulbs | 3 china plant pots |
| ✓ 1 bathroom sink | 1 plant table |
| ✓ 1 bath | 2 ladders, and 1 stepladder |
| ✓ 1 kitchen sink | 1 cabinet <i>removed</i> |
| ✓ 1 toilet | - 1 hot water tank |
| ✓ 1 wheelbarrow <i>Discarded</i> | - 1 automatic oil furnace (complete) |
| ✓ 1 curtain stretcher | - 1 screen door |
| ✓ 2 wash tubs | 1 table, 1 chair |
| ✓ 1 oil hot-water tank heater | |

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

Rental Department.

GHJ:BN

5144

3rd July, 1942.

Albert H. Young, Esq.,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Yoriiki Iwasaki

Following our conversation of yesterday afternoon, and in view of the expressed desire of Mr. Iwasaki that you be responsible for the management of his affairs, we now wish to refer at this time to the property known as 2321 Oxford Street, Vancouver, on which there is situated a five room frame bungalow said to be worth about \$2,050.00. The declaration made by Mr. Iwasaki states that there is a one car garage also on this property.

When registering his property with us Mr. Iwasaki declared that there was a policy of fire insurance for \$1,000.00 on the house but Mr. Iwasaki did not know the name of the fire insurance company or the number of the relative policy. Mr. Iwasaki also declared that taxes on this property amounted to approximately \$68.00 per year and that the Credit Foncier Franco-Canadien held a mortgage on this property which as of May 1st, 1942 stood as follows:

Principal	\$650.00
Interest accrued, 1st Dec. 1941	
to 1st May, 1942	<u>21.50</u>
	<u>\$671.50</u>
Balance Consolidated Tax Arrears	<u>\$ 97.10</u>

(Interest payable half-yearly, on
1st June and 1st December.)

As arranged yesterday, the Custodian's office has no objection to your acting as the agent of Mr. Iwasaki in connection with this property, at least for the time being, subject to your reporting to us monthly regarding full particulars of all income and expenses in connection with this property. Would

5144

3rd July, 1942.

A. H. Young, Esq.,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

This will confirm our conversation with you of yesterday regarding the case of Mr. and Mrs. Iwasaki and similar cases which, we understand, you will be referring to us very shortly, in all of which you have been appointed by the individual Japanese owners concerned as their agent for the management of their property.

It is the general policy of the Custodian's office to review all such arrangements made by the Japanese individuals, and if such arrangements appear reasonable, not to interfere with them, at least for the present.

As the property in question has vested in the Custodian in almost every instance, it is the general practice of the Custodian's office to stipulate that all monies collected by such agent are to be remitted direct to this office, less the usual collection fee, and it is the present intention of the Custodian's office to use all such monies received, so far as they will extend, to pay taxes, insurance premia, mortgage payments, if any, and any other carrying charges on the properties in question.

In view of the situation outlined by you, however, we are willing to make an exception and to permit your present arrangements to run with very little alteration for the time being, conditional upon your reporting to us fully regarding each of the properties entrusted to you, reporting to us monthly covering each property and detailing in your report all items of receipts and expenditures, and conditional upon it being understood that you will in no instance make any remittances to the individual Japanese owners without our consent first being obtained.

With respect to your fees involving such work we understand that you have made arrangements with your clients and this is satisfactory to the Custodian's office, at least

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2825

Vancouver, B.C.,

Attention of Mr. R. P. Alexander

Canada

July 8, 1942.

Department of the Secretary of State
Office of the Custodian,
#506 Royal Bank Building,
#675 West Hastings Street,
Vancouver, B.C.,

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 9 1942

Dear Sirs:-

Re: Your File No. 5144,
YORIKI IWASAKI

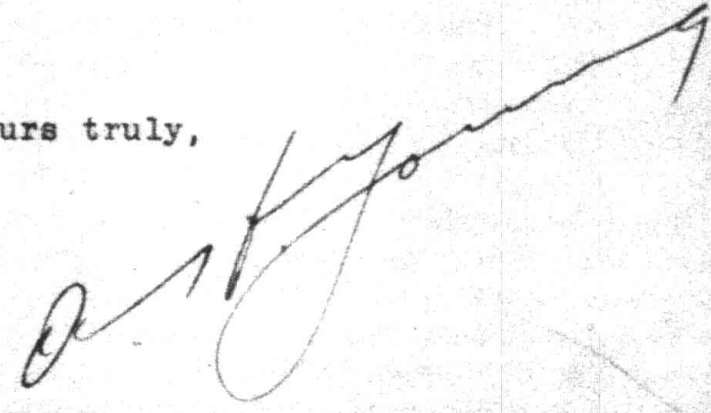
Since receiving your letter of the 3rd instant, I interviewed Mr. Iwasaki in regard to his house known as #2321 Oxford Street, Vancouver, B.C., and from what he said there appears to be complexity in the matter.

It has been Mr. Iwasaki's desire from the beginning if agreeable to me that I should oversee and manage his above described house, but a while ago the firm of Pemberton & Sons notified him that they were authorized by your office to look after this property, so my client reluctantly acquiesced.

I am informed that this house was rented by this firm to a Mr. Henderson for \$25.00 a month and the rent is being collected by them.

It is not my desire at this time to disturb this arrangement, but it is annoying that the firm appointed by your office make it appear to my client that he has no alternative in the matter.

Yours truly,



AHY:H.

5144

9th July, 1942.

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

Dear Sirs:

Re: Yoriki IWASAKI

Thanks very much for your letter dated July 6th. We regret to inform you that your report of May and your letter of June 9th in connection with this property had become separated from our File No. 5144 at the time we wrote to you on July 3rd.

This property at 2321 Oxford Street belongs to Mr. Yoriki Iwasaki who has specifically requested that arrangements be made for Mr. A. H. Young to continue to manage said property. You will recall that you had previously been authorized by Mrs. Iwasaki to rent the property to Mrs. J. A. Henderson. We would appreciate your sending to us rentals you have collected to date on this property, less your usual collection fee.

For the time being at least it is the intention of this office to abide by the expressed desires of Mr. Iwasaki and hence our request that you be good enough, until further notice, to withdraw from this particular case. You will, of course, appreciate the fact that we are indebted to you for your endeavours in connection with this case in the past.

Yours truly,

R. P. Alexander
Manager

RPA:LF

5144

9th July, 1942.

Albert H. Young, Esq.,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Yoriki IWASAKI

Further to our letter dated July 3rd concerning the property at 2321 Oxford Street and regarding which you will be reporting to us shortly, we are informed by the Pemberton Realty Corporation Limited that on authority from Mrs. Iwasaki they rented this property to Mrs. J. A. Henderson as from June 1st at \$25.00 per month.

We have requested Pemberton's to send us a cheque covering their collections to date on this property, less their normal collection commission of 5%, and have informed them that the management of this property has been placed in your hands in accordance with the expressed desires of the owner of the property, Mr. Yoriki Iwasaki. We also have on file a list of the articles left on the premises for the use of the tenant, Mrs. J. A. Henderson.

Yours truly,

R. P. Alexander
Manager

RPA:LF

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2825

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 11 1942

Vancouver, B.C.,

Canada

July 10, 1942.

ATTENTION of Mr. R. P. Alexander

Department of the Secretary of State
Office of the Custodian,
#506 Royal Bank Building,
#675 Hastings Street, West,
VANCOUVER, B.C.,

Dear Sirs:-

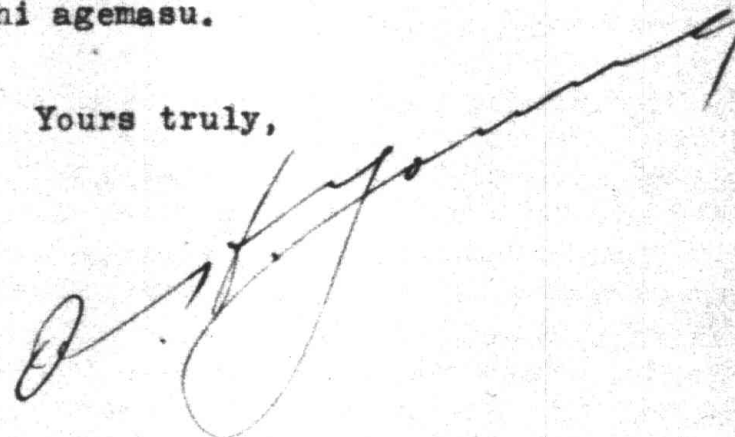
RE: YOUR FILE NO. 5144

I thank you for your letter of the 9th inst.,
advising me that you have informed the Pemperton's that
the land and premises known as #23²1 Oxford Street, belong-
ing to Mr. Yoriki Iwasaki, has been placed in my hands for
management. I shall advise the tenant accordingly and will
report to you the progress of my stewardship monthly.

Anata no goshinsetsu wo arigataku omoimasu -
izure omenikakatte onrei moshi agemasu.

Yours truly,

AHY:H.



5144

15th July, 1942.

Albert H. Young, Esq.,
Barrister and Solicitor,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Yoriki IWASAKI

Thank you for your letters dated July 8th and July 10th regarding the land and premises known as 2321 Oxford Street, Vancouver belonging to Mr. Yoriki Iwasaki.

It is understood and agreed that for the time being you will be reporting to us monthly as to the progress of your stewardship, providing us with full particulars of all income and expenses in connection with this property.

Before making any deduction from income for your own services to your client in respect of your management of this property please provide us with particulars of arrangements you have made with Mr. Iwasaki preferably, so that our records may be complete, in the form of a letter signed by Mr. Iwasaki.

Yours truly,

R. P. Alexander
Manager

RPA:LF

TAIRIKU NIPPON SHA, LTD.

(THE CONTINENTAL DAILY NEWS)

PHONE TRINITY 5533

215-216 E. CORDOVA ST.
VANCOUVER, B. C.

July 20, 1942.

Mr. A. H. Young,
207 W. Hastings St.,
Vancouver, B. C.

Dear Sir:

Confirming my conversation with you today at your office, please pay out of the rent moneys received by you in respect of my house #2321 Oxford St. as follows:

The sum of \$10.00 per month on the mortgage to
The Credit Foncier Franco-Canadian,

The sum of \$10.00 per month to The City of Vancouver on account of balance of arrears of taxes in respect of said property,

Also to the City of Vancouver for water rates,

And the balance to be retained by you for your services for managing the property.

I have paid the 1942 taxes. The house is insured for \$2000.00 and the policy is effected until June 23, 1943.

If, at any time, money is required to do repairing, I will send it to you.

Yours truly,

Y. Iwasaki
Y. Iwasaki.

*Alameda out → **
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

CREDIT FONCIER FRANCO-CANADIEN

Established 1880

BRITISH COLUMBIA DIVISION

PLEASE ADDRESS YOUR REPLY TO THE MANAGER

RECEIVED
JUL 25 1942

VANCOUVER

CREDIT FONCIER BUILDING
850 W. HASTINGS STREET

July 23, 1942.

5144

Office of the Custodian,
Japanese Evacuee Section,
Dept. of Secretary of State,
675 West Hastings St.,
Vancouver, B.C.

Dear Sir:

re Loan 2287 - YORIKI IWASAKI
Lot 10, Blk. 13, D.L. 184
being 2321 Oxford Street.

We are advised by Pemberton Realty Corporation that the rents collected from the above residence are being paid into your office, and in this regard refer you to letter filed with you, dated 16th April, 1942, setting out particulars of the mortgage, which we hold.

Out of the rentals we presume the carrying charges will be paid and would advise that six months' interest fell due June 1st last, amounting to \$26.00. We shall be pleased if you will attend to payment at your earliest convenience. We imagine that you are also taking care of the taxes for 1942.

Yours truly

A. L. Hicks

Division Manager.

JED/W

5144

25th July, 1942.

Albert H. Young, Esq.,
Barrister and Solicitor,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Yoriki IWASAKI

Thank you very much for your letter dated July 21st
and for sending us original of letter to you dated July 20th
from Mr. Iwasaki, outlining the terms under which he has
retained your services for managing the property at 2321 Oxford
Street.

Yours truly,

R. P. Alexander
Manager

RPA:LP

5144

29th July, 1942.

Credit Foncier Franco-Canadien,
850 West Hastings St.,
Vancouver, B.C.

Dear Sir:-

Re: Yoriki Iwasaki

Thank you very much for your letter dated July 23rd in connection with the property at 2321 Oxford Street, Vancouver, belonging to Mr. Iwasaki and with particular reference to the mortgage which you are holding on this property.

We have to inform you that Mr. Albert H. Young, Barrister & Solicitor, 1009 Dominion Bank Building, 207 West Hastings Street, has been appointed by Mr. Iwasaki as his agent for the management of his property and it is our understanding that from rents being collected, \$10.00 per month is being applied towards the mortgage and \$10.00 per month is being applied on account of balance of arrears of taxes in respect of said property.

A statement we have received from Mr. Young indicates that 1942 taxes have already been paid.

Yours truly,

R.P. Alexander,
Manager

RPA:FM

5144

29th July, 1942.

Albert H. Young, Esq.,
Barrister & Solicitor,
207 West Hastings Street,
Vancouver, B.C.

Dear Sir:-

Re: Yoriki Iwasaki

Attached you will find copy of a letter dated July 23rd from the Credit Foncier Franco-Canadien, together with carbon copy of letter of today's date, both of which we trust you will find to be self-explanatory.

We would appreciate your attending to this matter and forwarding to us a copy of your letter to the Credit Foncier Franco-Canadien.

We might add that at this time we are holding a credit balance in the name of Mr. Yoriki Iwasaki amounting to \$47.50 representing net collections obtained for us by Pemberton Realty on rent for the period from June 1st to July 31st.

Yours truly,

R.P. Alexander,
Manager

RPA:FM

Enc.

C
O
P
Y

August 1, 1942.

Credit Foncier Franco-Canadien,
#620 West Hastings Street,
Vancouver, B.C.,

Dear Sir:-

Re: #2321 Oxford Street.

This is to advise you that the management of the premises known as #2321 Oxford Street, has been placed in my hands by request of the owner Mr. Yotiki Iwasaki, who has instructed me to pay out of the rent moneys \$10.00 per month to you on account of the mortgage (Loan 2227) and a like sum per month to the City of Vancouver, until the balance of consolidated arrears of taxes in respect of this property is fully paid.

I am informed by the owner that taxes for this year have been paid.

I shall write to you when the August rent is received.

Yours truly,

"A. H. Young"

AHY:H.

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2825

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 3 1942

Vancouver, B.C.,

Canada

ATTENTION of MR. R. P. ALEXANDER

August 1, 1942.

Department of the Secretary of State
Office of the Custodian,
#506 Royal Bank Building,
#675 West Hastings Street,
Vancouver, B.C.,

Dear Sirs:-

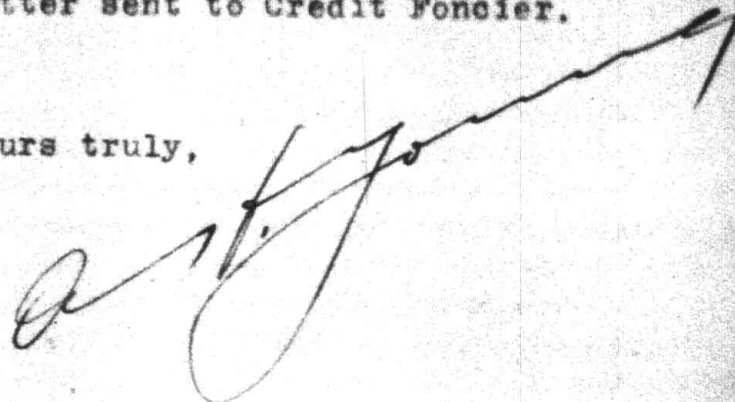
Re: Your File No. 5144.

This will acknowledge receipt of your letter of the 29th Ult. with enclosures and as requested therein, I wrote to the Credit Foncier Franco-Canadien advising them that the management of the land and premises No. 2321 Oxford Street, belonging to Mr. Yoriki Iwasaki, has been placed in my hands and that I am instructed by Mr. Iwasaki to pay out of the rent moneys when collected \$10.00 per month to this company on account of the mortgage and \$10.00 per month to the City Treasurer until the balance of arrears of taxes are fully paid.

If you have no objection, will you be good enough to pay over to the Credit Foncier Franco-Canadien \$47.50 net, collection of rent made by Pembertons and handed to you. This amount will pay the interest accrued to date and the remainder will reduce the principal.

I enclose a copy of letter sent to Credit Foncier.

Yours truly,



AHY:H.

ENCL.

File No.

5144

Name

IWASAKI, Yoriki

Address

Greenwood, B. C.

Amount

9.00

Reg. No.

04335

Refund of 1½ Wage deductions for first six months
of 1941 from Provincial Collector Vancouver.

18

5144

February 26, 1943.

Mr. H. L. Brown, Office Manager,
British Columbia Security Commission,
355 Burrard Street,
Vancouver, B. C.

Dear Sir:

Re: Yoriki IWASAKI, Reg. No. 04336,
(Reg. No. not 04354 as given by you).

With reference to that portion of your letter of January 11th, Welfare Department, relating to the family of the above, we much regret that we have not given you earlier the information asked for, as to the resources of this family.

We would advise that the property of the above at 2321 Oxford Street is rented for \$25.00 per month and is being handled by Albert H. Young, Barrister, appointed by Iwasaki. \$20.00 per month of this money is being paid out to clear up arrears of taxes (\$10.00 per month) and Mortgage (\$10.00 per month). Water rates are also being paid on the property. At the end of January, \$28.00 stood to Iwasaki's credit and in the hands of Mr. A. H. Young.

On the "JP" form it was stated that \$200.00 in War Savings Certificates was in Iwasaki's possession and a \$50.00 share in the Continental Daily News, Vancouver. Life insurance was with the Monarch Life Insurance Company for \$5,000.00, twenty-year endowment, the beneficiary being Iwasaki's wife, Midori. If any more information is required, kindly let us know.

Will you kindly note that it will be of the greatest assistance to us if, whenever you are writing us, you will give us in addition to the name of the Japanese and his registration number, our file number.

Thanking you, and apologizing for the delay,

Yours truly,

P. Douet,
Administration Department.

PD:BT

P.S. With reference to Shotaro YAMAKAMI, #11596, mentioned at the head of your letter, we think we gave you all the information required in our letter of the 30th of January, addressed to Mr. H. L. Brown.

5144

12th June, 1943.

277-2825

Albert H. Young, Esq.,
1009 Dominion Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Re: British Canadian Insurance Policy
No. 10508

The above numbered policy covering on property belonging to Yoriki IWASAKI and located at 2321 Oxford Street, in the City of Vancouver, with loss payable to Credit Foncier, expires on June 23rd next.

We presume that you are giving instructions to the Insurance Company with reference to renewal of this coverage and that a certified copy of the policy when issued will be filed with this office.

Yours very truly,

S.M. Gibson,
Insurance Department

*June 23/43
Phoned Mr. Young
re: advice re this
policy in office
SMG:FM
N. 57671-
by letter
June 6
Insurance Dept
K 3
BT
Aug 4/43
Aug 23/43*

*And - 2000 Dmg.
Premium 11.00
Exp. June 23/46*

11391 - 5144

June 14, 1943.

Mr. Yoriki IWASAKI,
Registration No. O 435,
New Denver, B. C.

Dear Sir:

The Continental Daily News

In a letter dated May 19th from Mr. C. F. Swain, Supervisor in New Denver, of the B. C. Security Commission, Mr. Swain kindly indicated that you would be sending to this office not later than May 24th a cheque in the amount of \$10.60 in settlement of the claim filed with us against the Continental Daily News of \$10.60 by the Unemployment Insurance Commission. We have not heard from you nor have we received the cheque promised.

We have recommended to you repeatedly that settlement of this particular claim be made immediately and we understand that your own solicitor, Mr. A. H. Young, has in the past repeatedly submitted similar recommendations.

Please note that in the absence of any further action from you in this connection within the very near future, we shall advise the Acting Regional Inspector of Insurance Revenue that the Custodian has no objection to his Department taking any steps open to them for enforcing collection. We fully appreciate the fact that this may possibly result in heavy costs being involved for the account of the Continental Daily News.

Yours truly,

R. P. Alexander,
Manager.

RPA:GA

cc Mr. A. H. Young,
cc Mr. C. F. Swain
cc Mr. M. L. Brown

*not a personal
claim as
not charged
to personal
account*
Oct 11/46

MEMORANDUM TO FILES

File Nos: 5144 and 6678.

June 25th, 1943.

From: Mr. Green.

Re: IWASAKI, Yoriki and
Mrs. Yoriki (Midori) IWASAKI.

The present position of chattels on these files
is as follows:

- (1) 213-215 East Cordova St. -- Chattels
of several Japanese stored here as noted on their respective
files.
- (2) 2321 Oxford St. -- There are items and
fixtures as per Pemberton's letter of June 9th¹⁹⁴². The six bed-
room suites declared by the wife on April 27th have evidently
been disposed of in the meantime.

HPG:WAI.

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
~~790 DUNSMUIR STREET~~
VANCOUVER, B.C.

1943

July 9

The Custodian,
506 Royal Bank Bldg.,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: 5144

On behalf of a client
we herewith tender the sum of \$215.00 for
Catalogue #160 - 2321 Oxford St. - Lot 10 -
Block 13 - District Lot 184.

We enclose herewith
certified cheque for \$21.50, being 10% of the
above tender.

Yours truly,

H. A. ROBERTS LIMITED.

W. B. Rowllings
Sales Manager.

W. B. Rowllings /W

Encl.

To Custodian

Royal Bank Bldg

Vancouver

1044 Melville St.

Vancouver B.C.

July 19th 1943.

We hereby tender the sum of
twelve hundred & ten (\$1210)
Dollars cash full price for
2321 Oxford St Vancouver B.C.

Moore & Moore

Per E. Moore

no 160

Refused

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8284
CABLE ADDRESS "JONRES" VANCOUVER

JOHNSON, REEVE AND WATSON
ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B.C.

2nd August, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 5144

Dear Sir:

Catalogue No. 160
Lot 18 Block 13 D. L. 194
2321 Oxford Street

We have inspected this property and beg to report as follows:-

<u>Location</u>	Fairly good popular east end suburban district.
<u>Land</u>	33' x 122'. Fenced.
<u>Building</u>	(1) 1 storey frame house 22' x 30' plus 3' x 12' concrete foundation (poor) shingled walls, shingled roof, 6 rooms and bathroom. Basement plank floor, 2 small rooms lined V-joint. Hot air furnace. Fuel oil from drum and electric fan. Fireplace, china cabinet and wainscot in living room. Monel metal drainboard to sink.
<u>Condition</u>	Old house patched up. Front room formed by enclosing verandah with hall, leaving no landing at front door (dangerous) Plank floor in basement rotten at back. (2) 1 car garage, concrete floor, siding walls, sheet garold roof.
<u>Rent</u>	\$25.
<u>City</u>	
<u>Assessment</u>	\$1,990 (Land \$440 Building \$1,550)
<u>Taxes</u>	\$60.75
<u>Appraisal</u>	We are of the opinion that the market value of this property is \$1,600.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. Reeve

244

August 4th, 1943

Mr. Chin Lin,
215 Keefer Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 160.

We are in receipt of your certified cheque for \$195.00 endorsed 2321 Oxford Street, Property No. 160. We are acknowledging this as 10% of your offer to purchase this property for the sum of \$1950.00.

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, \$1,755.00.

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

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

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

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

Yours truly,

F. G. Shears
Director

FOS/GH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 10, 1943.

EVACUATION SECTION	
Rec'd	AUG 11 1943
File No.	
Referred	

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

Dear Sirs: re 10/13/184 - 2321 Oxford Street,
Catalogue No. 160, Your File No. 5144

Referring to your letter of August fourth, addressed to Mr. Chin Lin, we now have pleasure in enclosing cheque for \$1755.00, being balance of the purchase price.

Papers are to be prepared in the name of Chin Lin, (Florist), of 215 Keefer Street. Mr. Chin Lin is a Chinese citizen.

We confirm the sale price at \$1950.00, the purchaser paying all cash. Adjustments of sale to be made as of date of completion of transaction. Commission of \$97.50 to be paid to us when the transaction is completed.

You might forward the necessary papers and statement of adjustments to us at your early convenience.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

W. G. Moore

W. G. Moore.

WGM-D
Enc.

*see enclosed
letter July 19/43.*

*1755
1950
1975*

5144
11592

12th August, 1943.

Mr. Yoriki IWASAKI,
Registration No. 04395,
Rosebury, B.C.

Dear Sir:-

We understand from Mr. W.A. Eastwood of the British Columbia Security Commission that you plan shortly to come to Vancouver, partly for the purpose of straightening out your own affairs and partly for the purpose of identifying chattels presently stored in the premises of the Continental Daily News.

The property at 215 Cordova Street, Vancouver, which belongs to your wife, is in arrears for taxes to the extent of approximately \$1500.00, aside from mortgage interest and principal obligations, and it is of course highly desirable that the property be placed forthwith on a revenue-producing basis.

The plant and equipment in the building is owned by the Continental Daily News and of course it is desirable that both the building and the equipment contained therein be rented. It is requested that when you do come to Vancouver that you be in a position legally to represent the Continental Daily News, although you will no doubt act in co-operation with Mr. A.H. Young, Solicitor for the Continental Daily News.

Please bring with you the full authority of your wife, Etsuri IWASAKI, to represent her also.

Yours truly,

H.P. Alexander,
Manager

HPA:FM

cc - Mr. Albert H. Young

5144
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 19th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
7 O'Connor Street,
Wittawa, Ontario

Re: Yoriki IWASAKI

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 2321 Oxford Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue No. 160, Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is \$1600.00. The sale to Chin Lin, for the sum of \$1950.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on August 5th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is subject to a mortgage in favour of Credit Foncier Franco-Canadien Company, and a statement has been received showing a balance owing amounting to \$693.35. The obligation will be met from the proceeds, as, if, and when a sale is completed.

The Taxes for 1943, amounting to \$63.28, are unpaid.

A Certificate of Vesting was filed by the Custodian on November 24th, 1942.

The full amount of the purchase price has been received by this Office.

Enclosed herewith you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your early attention will be appreciated.

Yours truly,

KW/JF
Encl.

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

Vancouver, B.C.,

SEP 14 1943

September 8, 1943.

A. H. Young, Esq.,
Barrister & Solicitor,
#207 West Hastings Street,
Vancouver, B.C.,

Dear Sir:-

With your consent, I wish to change the arrangement I made in my letter to you dated July 20-1942, as to your remuneration for managing my property at #2321 Oxford Street. I will pay you the sum of Seventy-five (\$75.00) Dollars per year and this change to be retroactive to the time you took control and management of the property.

As heretofore, I would like you to pay out of the revenue derived therefrom the sum of \$10.00 per month to the Credit Foncier Franco-Canadien until my mortgage debt is fully paid also the water rates which becomes payable from time to time in respect of my said property. I would also like you to pay the taxes levied thereon by the City of Vancouver.

If the revenue from this property is not sufficient to take care of all the outgoings, I will send you the deficiency.

Yours truly,

Y. Iwasaki

ESTABLISHED 1907

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 8, 1943.

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

EVACUATION SECTION	
Rec'd	SEP 10 1943
File No.	5144
Ans.	<i>Mr</i>
Referred	<i>Russell</i>

Dear Sirs: Catalogue No.160 - Your File No.5144

As requested, we enclose statement of adjustments in this matter, showing a balance of \$2.78 due to the purchaser.

After taking care of all adjustments to the adjustment date, August 4th, from the moneys in your hands, you will have to pay to the Credit Foncier the balance of principal and interest due under their mortgage. The balance of principal due as at June 1st, 1943, is \$547.15, to which amount will be added interest at 8% on this balance from June 1st to the date of payment plus bonus and release fee.

Rent at \$25.00 per month is paid to September 30th to your agent Mr. A. H. Young. You will have to instruct the tenant to pay all rents from and after September 30th to the purchaser.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

PER *[Signature]*

WJ-D
Enc.

3
P.S. Re Taxes - 1944 net taxes were \$60.75. These taxes are not paid. The gross tax is \$63.28. If paid before October 3rd a rebate of 63% will be allowed. You will have to pay taxes to December 31, 1943, as we have allowed you a credit for portion of year owing by the purchaser.

Very adjustment as noted.

Vancouver, B.C.
September 8, 1943.

Mr. Chin Lin,

----- IN ACCOUNT WITH -----

THE CUSTODIAN

Re: Lot 10, Blk.13, D.L.184
Adjustments to August 4, 1943

To Purchase Price	1,950.00	
By Deposit		1,950.00
To proportion 1943 taxes at \$60.75 net	24.97	
" " water at \$7.00 per $\frac{1}{2}$ yr.		
" " Paid to Dec.31/43	5.75	
By " rent at \$25 Paid to Sept.30/43		47.58
" Tenant - Mr. Henderson		
To " insurance:		
British Canadian #51671, \$2,000 - \$11 - June 23/46	10.58	
" fee payable to Land Registry Office to register deed	3.50	
To Balance	2.78	

1,997.58 1,997.58

By Balance due to you

\$2.78

E. & O.E.

*Do not this
use
att*
+ Adjust Commission on rentals
+ Charge actual registration fee.

CRÉDIT FONCIER FRANCO-CANADIEN

Established 1880

BRITISH COLUMBIA DIVISION

PLEASE ADDRESS YOUR REPLY TO THE MANAGER

VANCOUVER

CREDIT FONCIER BUILDING
850 W. HASTINGS STREET

8th Sept. 1943

Office of the Custodian,
Japanese Evacuation Section,
675 West Hastings,
VANCOUVER.

EVACUATION SECTION	
Rec'd.	SEP 9 1943
File No.	5164
Ans.	
Referred	<i>Milner</i>

sent to Green

Dear Sir:

re Loan 2287 - Yoriki Iwasaki
2321 Oxford Street

As requested, we give you below statement showing the amount required to pay off this loan in full as at 1st September.

Interest at 8% per annum on \$547.15 should be added until payment is actually made.

Yours truly

H. G. Nichols

Division Manager

JHP:S

Principal	\$547.15
Interest to 1st Sept. 1943	10.95
Indemnity	10.95
Release	3.50
	<u>\$572.55</u>

E. & O.E.

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET

*Vancouver, B.C.,
Canada*

PHONE: MAINT 2828

EVACUATION SECTION	
Rec'd	SEP 10 1943
File No.	
Ans.	<i>Amr</i>
Referred	

SEP 12 1943

September 9, 1943.

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

Dear Sirs:-

I herewith enclose rental statements and Summary Form, together with my cheque for \$274.35 in connection with the properties I am managing.

Due to the absence of many of the officials of the Hastings United Church the rent moneys are in arrears on the property of Mr. Bungoro Maikawa, #2690 Cambridge St., File No. 9218, but the secretary of this church assures me that this will be taken care of at their next meeting, which I understand will take place next week. The tenants, as you know from the records are, Rev. and Mrs. Muldrew, but the rent has always been paid by the church.

Re: Your File No. 5144, IWASAKI Yoriki, #2321 Oxford Street: I enclose a letter signed by the above fixing my remuneration at \$75.00 per annum retroactive to the time this property was entrusted to me. I am retaining the balance of \$8.80 as he has requested me to pay the 1943 taxes thereon when sufficient funds are in my hands.

Yours truly,

AHY:H.

ENCIS.

*Oct 1
I have paid*

*Attached to
rental
etc*

*+ did not want
rental comm*

File No. 5144
Catalogue No. 160

October 25th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell
FROM: Mr. D. A. Gramer

Yoriki IWASAKI
Lot 10, Blk. 13,
D.L. 184, Op. 1,
N.W.2., Plan 178.

With reference to the above property which was recorded in the Vancouver Land Registry Office, September 29th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 91592-L dated September 29th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 91593-L dated September 29th, 1943, registering the property in the name of Chin Lin (Deed).
3. Duplicate of Transmission dated September 10th, 1943.
4. Duplicate of Deed dated September 10th, 1943 - Secretary of State to Chin Lin.
5. Copy of Application for Cancellation of a Charge No. 106654 dated September 29th, 1943.
6. Certificate of Indefeasible Title number 91593-L dated October 22nd, 1943, covering the above property in the name of Chin Lin.

D. A. Gramer

DAC:JS
Encs.

11
3144

November 12, 1943,

Mr. Yorihi IWASAKI,
Registration No. 04335,
New Denver, R. C.

Dear Sir:

Re: Catalogue No. 160
2321 Oxford Street
10/13/44

Please be informed that 2321 Oxford Street has been sold as of August 4th for the sum of \$1,950.00 which is equal to or in excess of the value attached to those provided by an independent appraiser.

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

The net result of the sale is as follows:

Sale price		\$1,950.00
Less mortgage	\$575.25	
" taxes	62.65	
" commission @ 5%	<u>97.50</u>	<u>735.40</u>
Net credit to your account		<u>\$1,214.60</u>

These funds are available to you in the usual way.

Yours truly,

PHR:MA
cc R. C. Security Commission

P. H. Russell,
Administration Department.

10

File No. 5144

September 23, 1943.

Yoriki IWASAKI.

Sale of 2321 Oxford Street, Catalogue No. 160.

Required to clear title		
Purchase price in hand	\$1950.00	
(F.G.S. letter of Aug. 8/43)		
Required to pay 1943 taxes.		\$62.65
■ " " " Credit Foncier Mtge.		575.25
" " " Registration of discharge		
of Mtge. and of transmission		<u>4.50</u>
	<u>642.40</u>	<u>642.40</u>
Apparent Balance of purchase price	<u>1307.60</u>	
to be credited to Iwasaki.		
■ Principal	\$547.15	
Interest to 1/9/43	10.95	
Bonus of 1/9/43	10.95	
Discharge fee	3.50	
Int. since 1/9/43.	<u>2.70</u>	
	<u>\$575.25</u>	

*no more checks this
16th arguments to
in file N. /*

3
Catalogue No. 160
2321 Oxford Street
10/13/184

ADJUSTMENTS

As of August 4, 1943 - 149 days to go.

Debit purchaser	
149/365 x \$62.65 taxes for 1943	\$25.62
149/184 x \$ 7.00 water July to Dec.	5.68
69/72 x \$11.00 insurance premium (expiry 23/6/46)	10.58
Registration fees on deed \$1,950.00	<u>8.15</u>
Total debits	\$50.03

Credit purchaser	(Rental date - 1st of month)	
Proportion rents for month of August - 27/31 x \$25.00		\$21.78
Rents collected for month of September		25.00
" " " " " October		25.00
" " " " " November		<u>25.00</u>
Total credits		\$96.78
Less total debits		<u>50.03</u>
<u>DUE TO PURCHASER</u>		<u>\$46.75</u>

Catalogue No. 160
File No. 5144

Receipt of Certificate of Title No. 91593"L" is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of British Canadian Insurance Company policy No. 57671 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 22 day of November 1943.

John Stein

MEMORANDUM

File No.: 5144

November 27th, 1943

To: Mr. Spain

From: Mr. Green

Re: Toriki IWASAKI

Please refer to my memorandum to file of June 25th, 1943, and Pemberton's report of June 9th. It seems to me that almost every item here with the exception of one or two, like the wheel barrow, wash tube, linoleum etc., are fixtures. Would you, however, call on the tenant sometime, find out when she proposes to move, and take away any items such as those mentioned above.

HFG:IF

File No. 5144

December 3rd, 1943.

MEMORANDUM

TO: Mr. Green

FROM: Mr. Spain

Re: Yoriki IWASAKI

2321 Oxford Street

A call at the above address revealed:

Laundry Tub This is the cement type of tub and obviously part of the house fixtures.

Lino In the entrance hall. It is cemented to the floor and cannot be removed. It would be regarded just as much a part of the house as the paint on the walls.

These Remain: 1 Old oak table hardly worth removing and 1 old wheelbarrow.

These two articles will be removed to auction in conjunction with some other hauling work from this neighborhood, otherwise these would not justify the hauling expense.

1 Old cupboard - broken - no value, abandoned.

GMS/RMS

[Handwritten signature]

[Handwritten signature]

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

No. 761

HEADQUARTERS File No.

SUB/DIVN. & File No.

DIVISION & File No.

DETACHMENT & File No.

I.R. 04335.

DATE December 14th, 1943.

Re: T. TRASATT, 212 E. Cordova St., Vancouver, B.C.

On June 17th, 1943 1 P.M. JEFFERSON.

Came into possession of the following described goods by

Seized over by the Vancouver City Police.

No. of Exhib.	No. of Packages	Copied or Not	DESCRIPTION OF EXHIBITS
	1		Partly dismantled radio, no make or serial number. In metal case.
<i>Sold Feb 24/44 net \$2.18 (To be)</i> <i>Sold in No 2 Radio</i> <i>File # 5144</i> <i>the warehouse to be sold later</i>			

REMARKS:

Has been over to the Custodian of Alien Enemy Property.

DATE 4th 17th 1943

W. H. Lyman

(State briefly disposition)

A. R. Jefferson

CERTIFIED CORRECT

P.M. JEFFERSON, Supt. City

(Signature of Receiver of Property)

EXTRACT

File 5144

January 7, 1944

CONTINENTAL DAILY NEWS.

The Japanese noted below holds 31 shares in the above company. IWASAKI, Yoriki - registration # 04335.

File No. 5144

January 11th, 1944

MEMORANDUM

TO: File

FROM: Mr. G. B. Spain

Re: Yoriki IWASAKI

2321 Oxford Street

The undermentioned articles were brought in from the above address but were condemned as unsaleable by Mr. Thompson, the auctioneer,

1 Old Oak Table
1 Old Wheelbarrow

Left at the above address as useless.

1 Old Broken Cupboard

The condemned items were given to the Red Cross.

Geo. B. Spain

GBS/HMS

Confirmed

Wm. Wiles *no. G. Spain*

NAME IRASAKI, Yoriaki

REGISTRATION NO. 94335

FILE NO. 524

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on February 24, 1944.

Mantel Radio battery (no name)

\$ 2.50

Total:

\$ 2.50

Less Expenses: (Auctioneer's Fee) 0.25
(Advertising) 0.05
(Mailing) 0.02

\$ 0.32

Net Proceeds Credited:

\$ 2.18

Members of Custodian Staff Present. Mr. Villa

Extracted from Auctioneering list No. Vancouver 11.

Remarks.

MEMORANDUM TO FILE 5144

March 21, 1944

Re: Yoriki IWASAKI, Reg. 04335

<u>Article</u>	<u>Description</u>	<u>Valuation</u>
Radio	Partly dismantled (No make or number) in metal case RCMP #741	\$1.50

FW

January 19, 1945

Mr. Yoriki IWASAKI,
Reg. No. 04335,
New Denver, B. C.

Dear Sir:

You have a claim filed against you
by Dr. J. A. Smith to the amount of \$7.00. Will
you kindly advise if this is correct, and if so,
authorize us to pay same.

The following articles were found at
your address and were abandoned as being worthless:-

- 1 Old Oak Table
- 1 Old Wheelbarrow
- 1 Old Broken Cupboard

We would appreciate your advising us if
this accounts for all your chattels at 2321 Oxford
Street.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

NAME THASAKI, YoritakiREGISTRATION NO. 04335FILE NO. 5244

The following chattels were sold by public
 auction at 992 Powell St., Vancouver, B.C. on July 6, 1945

Kitchenware	0.60
Tools	2.50
Carton Odd lot	2.50
Gas Plate	1.25
Grip, Picture & etc.	1.25
Violin	11.00
Iron Pot	0.50
Basket of Odd lot	1.00
Damage Bag	1.25
Damage Lamp & etc.	0.55
Basket of odd lot	1.00
Toy Washer & table	0.50
Toy dresser	0.75
2 Backers Stands	2.00
2 Plates	2.25
2 Plates	2.25
2 Plates	2.25
1 Plate	2.75
Child's buggy	1.25
2 Childs Cane Chairs	1.75
Cabinet	2.00
Table	1.00
Bed & spring	2.00
Bed & spring	2.25
Bed only	2.50
Garden tools	1.00
Chest of drawers	1.00
Chest of Drawers	2.00
Total	52.90

to be carried forward:

Less-Expenses:

Net-Amount-Credit:

Masters of Customs Staff Present.

Extracted from auctioneering list-ills.

Receipts.

Transferred to file 6678.
 added 12.11.46
 C.G.

NAME IWASAKI, Yotiki

REGISTRATION NO. 04395

FILE NO. 5744

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on July 6, 1945

	Brought forward:	\$ 52.90
Heater		2.00
Hand truck		3.50
3 Chairs		1.50
2 Ladders		3.25

Total		\$ 63.15
Less Expenses:	(Auctioneer's Fee: \$6.32)	
	(Advertising: 3.14)	
	(Moving: 13.01)	\$ 22.49
Net Proceeds Credited:		\$ 40.66

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering List No. Vancouver 48.

Remarks. - no inventory - goods came from *Tainishu Nippo Sh.*
215 East Cordova.

NAME IMASAKI, YuzukiREGISTRATION NO. 94335FILE NO. 5244

The following chattels were sold by public
 auction at 932 Powell St., Vancouver, B. C. on June 20, 1945.

3 Toys	1.00
Wicker basket and etc.	2.25
Lacquer box	1.50
Garden shears and scythe	2.00
Toy movie lantern	4.00
Sled, barrow and boat	1.00
Toy sail boat	1.70
Violin	4.75
Travellers bag	4.25
Electric fan	10.00
Table	2.00
Delivery cart	2.00
3 Odd roll linoleum	0.70
4 Wooden tubs	1.00

Transferred to
 file 6678, October 12, 1946.

P.G.

Referred to
 Purchasing
 G. R. Smith
 (20/11/45)

Total

(Auctioneer's Fee) \$ 3.82
 Less Expenses: (Advertising) 2.10
 (Movings) 6.68

Net Proceeds Credited:

\$	30.25	28.15
\$	12.68	12.60
\$	25.55	15.55

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 47.

Remarks. *no inventory - goods come from Tairiku Nippo Shu*
4 21/11/45
315 East Cordova

NAME YASAKI, YotikoREGISTRATION NO. 04335FILE NO. 5244

The following chattels were sold by public
auction at 532 Powell St., Vancouver, B. C. on May 17, 1945.

Ping pong table

\$ 5.00

*Transferred to file 6678,
October 12, 1946
C.G.*

Total

\$

Less Expenses: (Auctioneer's Fee) \$ 0.50
(Advertising) 0.09
(Moving) 0.48

\$ 5.00

1.07

Net Proceeds Credited:

\$

3.93

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 45.

Remarks. *No inventory - goods stored at 215 East Cordova
Rainbow N. 440 St.*

11391
6878
544/

10th October, 1946.

Mr. & Mrs. Yoriki Iwasaki,
514 Church Street,
Toronto, Ont.

Dear Sir and Madam,

Re: Tairiku Nippo Sha Ltd.

We have your several letters dated October 1st in regard to various properties in which you had an interest. This letter is confined to the sale of the assets of the Tairiku Nippo Sha Ltd. which has been completed by the liquidator appointed by the Custodian.

Your files in regard to your properties at 2321 Oxford Street and 213 Cordova Street East are now being reviewed and we expect to write and forward any balance available within the next few days.

In regard to the Tairiku Nippo Sha, independent appraisals were made of the plant and equipment and the assets were offered for sale in ten parcels in a well displayed advertisement appearing in the Vancouver newspapers.

A number of tenders were received, but as they did not measure up to the appraisals they were all rejected. After further negotiations prices were obtained which were in line with the appraised valuations and sales were completed for the sum of \$7,636.47.

From the available records and during the supervision of the company's affairs before and after evacuation the attached statement of receipts and disbursements has been prepared.

You will notice that there is a balance of \$6,723.49 and this amount has been credited to yourselves in proportion to the loans which you had made to the company as follows:

Bro. Midori Iwasaki	-	\$3,785.54
Mr. Yoriki Iwasaki	-	2,937.95
		\$6,723.49

Cheques for these amounts are enclosed herein.

Yours truly,

F. G. Shearn,
Director.

FOS/PWH
encl.

514 Church Street,
Toronto, Ontario,
October 1, 1946.

Department of The Secretary of State,
Office of The Custodian,
Japanese Evacuation Department,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 7 1946
File	5144
Ans	
Referred	Deputy

sub to you

Dear Sir:

Re: Sale of property contents contained in
The Tairiku Nippo Sha, Ltd.,
213-215 Cordova Street East,
Vancouver, B.C.

I would like to whether the machinery, Japanese
type etc., contained in the above building has been sold and
if not what has happened to them.

If they have been sold I would like to have a
Statement in regards to their sale sent to me.

Please send me a reply at your earliest convenience.
Thank you.

Yours truly,

Y. Iwasaki

Mr. Yoriki Iwasaki
Registrar # 04335.

Shears

514 Church Street,
Toronto, Ontario,
October 1, 1946.

Dept. Of The Sec. of State,
Office of The Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

EVALUATION SECTION	
OCT 7 1946	
5144	
Referred	<i>Dissemination</i>

Dear Sir:

Re: Catalogue No 160
2321 Oxford Street
10/13/184

Although the above property was sold without my consent or approval, I would like to have the net credit of \$1,214.60 sent to me for the purpose of obtaining a new home.

Please refer to File No 5144.

Will you be so kind as to send an answer to this at your earliest convenience. Thank you.

Yours truly,

Y. Iwasaki

Mr. Yoriki Iwasaki
Registration No 04335.

(Oct. 7/46
\$14170.65)
D

October 11th, 1946

TO: Miss Charlotte Girard,

FROM: Mr. Dusenbury,

File 5144 re Yoriki IWASAKI,
Reg. No. 04335File 6678 " Midori IWASAKI,
Reg. No. 04336

Please transfer from #5144 to #6678 the following net

proceeds of Auction #45	-	\$3.93
" #47	-	15.55
" #48	-	<u>40.66</u>
Total		<u>\$60.14</u>

Reason #5144 - Yoriki IWASAKI declared he has no chattels.

#6678 - Midori IWASAKI declares chattels.

BRD/DD.

Accounting Department:

Charge to File 5144 - IWASAKI, Yoriki and credit to File 6678 - IWASAKI, Midori:

Vancouver 45 - Realised: \$5.00 -- Less Expenses: \$1.07 -- Credited: \$3.93

Vancouver 47 - Realised: \$38.15 - Less Expenses: \$12.60 - Credited: \$25.55

Less refund of Electric fan: 21/11/45: \$10.00

\$15.55

Vancouver 48 - Realised: \$63.15 -- Less Expenses: \$22.49 -- Credited: \$40.66

\$60.14

Transferred, October 12, 1946.

C. Girard

5144

REGISTERED.

October 11th, 1946

Mr. Yoriaki IWASAKI,
Reg. No. 04335,
514 Church Street,
Toronto, Ontario.

Dear Sir:-

Re:- 2321 Oxford Street, Vancouver, B.C.
Lot 10/13/184

We are in receipt of your letter of the 1st instant in respect to the forwarding of the funds arising from the above described property.

On receipt of your letter we reviewed your file and details in regard to your Oxford Street interest. As you are aware from our letter of the 19th November 1943, these premises were sold for a gross sum of \$1,950.00, as indicated therein.

We are enclosing to you herewith:-

1. General Statement of your account.
2. Statement of Sale of 2321 Oxford Street, the net amount of which is included in the General Statement.

There is a credit item of \$2.18 net proceeds from sale of partly dismantled radio. As the R.C.M.P. issued you a receipt for this in June 1942, you are required to forward this receipt to this office for our records. Therefore kindly forward this at once.

There is a claim for \$7.00 lodged against you by Dr. J.A. Smith dated January 1941 re Elsie, of which we have notified you several times without receiving any reply. As you have not denied the claim we propose therefore to make payment of this amount in order to clear your account.

Your statement of account enclosed shows a credit balance of \$1177.58

From this we deduct a/c Dr.
J.A. Smith
leaving balance of ---

7.00
\$1170.58

We are enclosing herewith our cheque for \$1,170.58 in accordance with the above and shall be obliged if you will confirm same when acknowledging receipt of the attached cheque.

April 6, 1949.

Mr. Yoriki IWASAKI,
Reg. No. 04335,
61 Alhambra Avenue,
Toronto 3, Ontario.

Dear Sir:-

We wrote you on November 24, 1948, regarding the following goods:-

2 framed Photographs
3 reels (2 containing film & 1 empty)

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,

W.J. Johnston,
Office of the Custodian.

WJJ:DD.

61 Albemarle Avenue,

Toronto 3, Ontario,

May 11, 1949.

Mr. W. J. Johnston,
Office of the Custodian,
905 Royal Bank Bldg.,
Vancouver, B. C.

Re.. 5144

Dear Sir:

I have just received your parcel of pictures to-day. However they are not my property, with the exception of one, nor have I any knowledge as to whom they belong to. Kindly inform as to this matter.

I would like to know very much what became of all my paintings and pictures which I left in Taiyiku Nippo Sha Bldg. 215 Cordova St. I was very certain that you would send these as they have a great sentimental value to me and to my family. I was greatly disappointed when I found that the pictures you sent did not include these. If they are available, which I greatly doubt, please send them as we value them very highly and yet were unable to take them with us. I would certainly appreciate it if you would investigate this matter.

Also there were many Japanese books in the same building. I would scarcely believe that they would be any value to English speaking people. I would scarcely believe that you have auctioned these off. These editions are quite valuable as they are no longer printed.

Kindly inform us to this matter.

I am very sorry to bother you and take up your precious time.
Please reply as soon as possible re.. pictures that you sent as
I do not wish to be responsible for strange property. Personally
I have great regard for other people's property. Let me thank you
again to the great pains you have taken to send these pictures.

Yours very truly,

Y. Iwasaki

Y. Iwasaki
Reg. No. 04335

5144

July 14th 1949

Mr Yoriki Iwasaki,
Reg. No. 04335,
61 Alhambra Avenue,
Toronto 3, Ontario.

Dear Sir:

In reply to your letter of May 11, 1949, we would ask you to kindly advise us if further identification marks appear in the contents of the parcel forwarded to you. If not, it would appear to be useless to return the parcel to Vancouver.

Possibly some person with a wide acquaintance amongst the Japanese people might be able to recognize the pictures.

In connection with the other chattels left at 215 Cordova Street East, we would suggest you contact Mr A.H. Young for information. His present address is 207 West Hastings Street, Vancouver, B. C.

Yours truly,

W.J. Johnston,
Office of the Custodian

WJJ/ms