53351

FORM "JP" BUREAU HASTINGS PARK FILE No. 5356

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: KITSILANO JAPANESE LANGUAGE ASSOCIATION

HOME ADDRESS: 1672 West 1st Ave, Vancouver, B.C.

REGISTRATION NUMBER SEX: AGE:

OCCUPATION:

(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:

MARRIED?

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: 1672 West 1st Ave, Vancouver, B.C.
Lots 5 and 6. Block 219. District Lot 526.
Group 1. New Westminster District. Plan 590.
Residential lot. About 50' x 150'.

2. BUILDINGS AND OTHER IMPROVEMENTS: Wooden frame bungalow school building with basement gymnasium. 4 class rooms, 4 living rooms.

3. INSURANCE (Give particulars; state where policies are) $ 3000 with The Occidental Fire Ins. Co. Pol.No. 158067. Prem. 34.80. Expiring 28/2/43. Policy at The Bank of Commerce, Granville & 6th Ave, Vancouver, B.C.

4. TAXES (Amount and where payable) Abt $ 170.00 p.a. 1941 paid. City Hall, Vancouver, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Left with The Bank of Commerce Granville & 6th Ave, Vancouver, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN None

A/c 0151

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

1672 West 1st Ave, Vancouver, B.C:-

90 Desks & Chairs
4 Blackboards
Mimeographing Machine (Modern)
5 Bookcases
20 Lamp Covers
Furnace
Stoker
Fire Bell
Japanese "Tatami" (Mats)
2 Clocks

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS.

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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) KITSILANO JAPANESE LANGUAGE SCHOOL ASSOCIATION
Per Koji Tasaka.
Principle

Witness

FOR DEPARTMENTAL USE

Jan. 20, 1943.

Extract from List of Societies supplied by Registrar of Companies.

KITSILANO JAPANESE LANGUAGE ASSOCIATION.

Our File.	Their File.	Name	Place.
5356	1839	Last return states directors appointed for 1941.	Vancouver.

T. SUMI, 1642 W. 2nd Ave., Vancouver, ✓
President.

B. NISHIZAKI, 1673 W. 2nd Ave.,
Vancouver, B. C. Vice-President.

M. HAYAKAWA, 1743 W. 2nd Ave.,
Vancouver, B. C. Secretary. ✓

T. YAMADA, 1815 Pine Street, Vancouver, B.C. ✓ Rel. to Japan Aug. 46
Treasurer.

T. YAKURA, 1737 W. 2nd Ave., Vancouver, B. C.
Corresponding Secretary.

M. Moritsugu, 1758 W. 1st Ave.,
Vancouver, B. C. Chairman. ✓

K. TEHARA, 1668 W. 1st Ave., Vancouver, B. C.
Vice-Chairman.

K. YAGI, 1618 W. 2nd Ave., Vancouver, B. C.
Auditor.

A. KAMINO, 1952 W. 4th Ave., Vancouver, B. C.
Auditor.

K. YOSHIDA, 1672 W. 2nd Ave., Vancouver, B. C.
Auditor.

H. NISHIMURA, 1658 W. 2nd Ave., Vancouver, B. C.

S. SASAKI, 1758 W. 7th Ave., Vancouver, B. C.

K. KOBAYASHI, 1648 W. 2nd Ave., Vancouver, B. C.

N. WAKABAYASHI, 2125 W. 4th Ave., Vancouver, B. C.

Y. HORI, 1607 W. 5th Ave., Vancouver, B. C.

K. FUJINO, 1819 W. 2nd Ave., Vancouver, B. C.

G. MORI, 1648 W. 2nd Ave., Vancouver, B. C.

S. TAKENAKA, 1658 W. 2nd Ave. Vancouver, B. C.

T. TSUJI, 1755 W. 3rd Ave., Vancouver, B. C.

H. MORI, 1918 W. 4th Ave., Vancouver, B. C.

Y. MURATA, 1720 W. 2nd Ave., Vancouver, B. C.

S. TAKASHIMA, 1788 W. 1st Ave., Vancouver, B. C.

C. MATSUO, 1525 W. 3rd Ave., Vancouver, B. C.

Y. YAMAMURA, 1529 W. 3rd Ave., Vancouver, B. C.

K. FUJIWARA, 1741 W. 3rd Ave., Vancouver, B. C.

K. KUNITOMO, 1954 W. 3rd Ave., Vancouver, B. C.

F. ABE, 1627 W. 2nd Ave., Vancouver, B. C.

H. TAKAHASHI, 1621 W. 3rd Ave., Vancouver, B. C.

I. MATSUSHITA, 1694 W. 4th Ave., Vancouver, B. C.

I. SUMI, 1907 W. 4th Ave., Vancouver, B. C.

I. KOBAYASHI, 1700, W. 1st Ave., Vancouver, B. C.

Y. ADACHI, 1658 W. 2nd Ave., Vancouver, B. C.

S. SAGA, 1618 W. 2nd Ave., Vancouver, B. C.

T. KOBAYASHI, 1635 W. 1st Ave., Vancouver, B. C.

T. TAKASHIMA, 1621 W. 2nd Ave., Vancouver, B. C.

M. KIMURA, 1649 W. 2nd Ave., Vancouver, B. C.

T. ADACHI, 1612 W. 4th Ave., Vancouver, B. C.

S. KADONAGA, 1935 Fir Street, Vancouver, B. C.

M. BANNO, 1810 Burrard Street, Vancouver, B. C.

S. INATA, 1747 W. 2nd Ave., Vancouver, B. C.

AGM:AS

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

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

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

Rec'd MAR 27 1945
File No. 5356
Referred

26th March, 1945.

The Custodian's Office,
506 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

File No. 5356
Attention of Mr.F.G.Shears

Dear Sir: re 1672 West 1st Avenue, Vancouver
Lots 5 and 6 Block 219 D.L. 526

In accordance with your instructions I have inspected this property and beg to report as follows.

The dimensions of the land are 50 feet frontage, 120 feet depth and it is level with the street.

The building is a one storey and basement frame building on concrete wall foundation. The basement is only slightly below ground level. The dimensions are approximately 30 ft. by 104 ft. plus 16 ft. by 28 ft. It was designed for use as a school and erected in 1927.

The construction is good. The exterior finish is partly siding and partly shingled walls and the roof is shingled. The interior is lined with painted v-joint on the first floor and part of the basement is lined with unpainted v-joint. The basement floor is concrete with fir flooring laid over in the cloak room. There is a hot air furnace with coal stoker and air condition unit, of adquate size. There is a limited amount of plumbing and some fixtures and fittings have been removed. The electric wiring is in conduit.

All the glass in the windows has been broken and the building generally is in a somewhat run-down condition. An expenditure of at least $1,000 is required to put the building into good condition.

The building might be adaptable for use for the purpose of light manufacturing, with some alterations, but is not particularly desirable for some purposes because the mainfloor is so high above the ground level, and the basement floor only has a ceiling height of 8 feet.

The City Assessment is as follows:-

Building	$ 4,800
Lots 5 and 6	1,000
Total	$ 5,800

The assessment of the building does not allow for the repairs required.

I am of the opinion that the market value of the property in its present condition is Four Thousand Five Hundred Dollars.

Yours faithfully,
D.W.Reeve

PROVISIONAL Date March 31st, 1945...

REAL PROPERTY MEMORANDUM

File No. 5356

Name KITSILANO JAPANESE LANGUAGE ASSOCIATION ..... Registration No.....

Re: Catalogue No. (Not Advertised)

Address: 1672 W. 1st Avenue, Vancouver, B.C.

Legal Description: Lots 5 & 6, Blk. 219, D.L. 526, Gp. 1, N.W.D., Plan 590.
School Building - one-storey.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 41995-L Whereabouts: The Bank of Commerce, Granville & 6th Ave., Vancouver (per "JP" form).

Registered owner: KITSILANO JAPANESE LANGUAGE ASSOCIATION Reg. No.

Property:

City of Vancouver, Lots 5 and 6, Block 219, District Lot 526, Group 1, New Westminster District, Plan 590.

B. Charges.

Registered: None

Vesting: 35165 - November 7/42. NOTE: Special Vesting form submitted to Ottawa for approval as to form on Jan.29/45---approval not yet received.

Unregistered: No evidence found.

Taxes: $173.15 - 1944 taxes paid. 1946 taxes paid.

Water: Nil

Insurance: $3000.00 - expires Feb. 28/46

Assessed Value: Land: $1000.00 Improvements: $4800.00

Valuation by Appraiser:

Amount of Bid:

Approved by Advisory Committee:

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

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

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

Note: This property was leased to the Department of National Defense for Pacific Coast Command from Nov. 1/43 to March 31/45. The Army vacated the premises in September 1944 without advising our agents, Pembertons, or ourselves and considerable damage to the property by vandals has taken place. We are holding the Army responsible for this damage.

Chattels: Particulars of those stored on the premises.

Nil.

Named Agent:

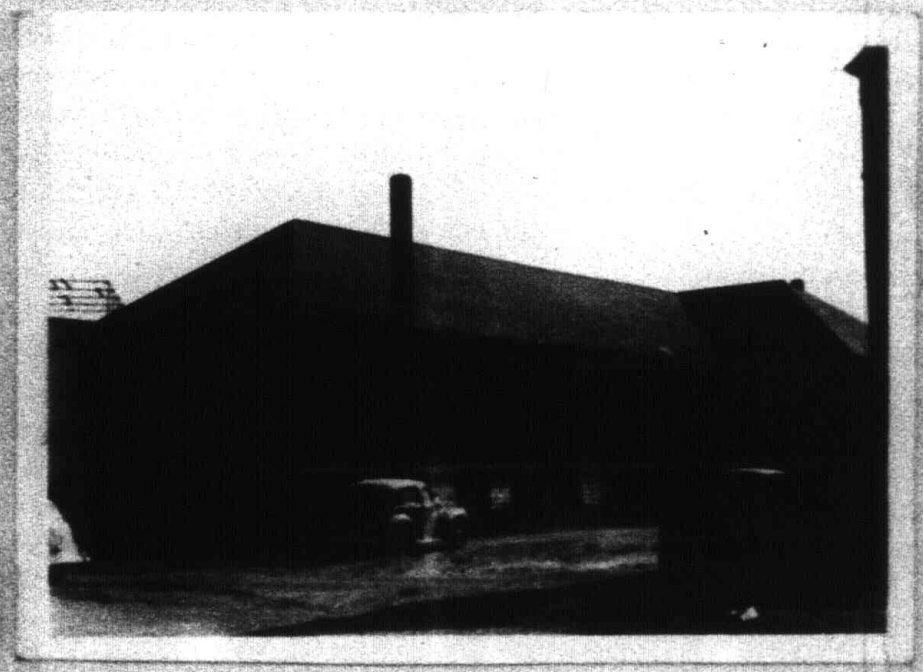
P. Doget.

File No. 5356

Kitsilano Japanese Language Assocn.

1672 West 1st Ave., Vancouver, B.C.

Picture taken March 12, 1943.



REAL PROPERTY SUMMARY

File 5356.

JAPANESE NAME: Kitsilano Japanese Language Association - declared by Koji TASAKA, Principal.

PROPERTY ADDRESS: 1672 West 1st Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lots 5 and 6, Block 219, District Lot 526, Group 1, New Westminster District, Plan 590.

TITLE: In the name of the Kitsilano Japanese Language Association. (This Association is registered with the Registrar of Companies, and list of directors is on file.)

ENCUMBRANCE: Vesting 35165 - 7th November 1942. 1947 assessment. L.1000. Imp. 5100.

ASSESSED VALUE: 1943 -

Land	$1000.00		
Improvements	4800.00	Total $5800.00	Taxes $177.07.

CLASSIFICATION: School building. One storey frame building with basement above ground level. Approximately 29' frontage on First Avenue with 41' frontage on the lane. This is an L shaped building. It has four living rooms at the back portion with two toilets. The first floor is divided into three class rooms approximately 24' x 24'. The basement is cement and consists of one kitchen, one classroom 20 x 15, one gymnasium approximately 30' x 21', two storage or cloak rooms, furnace room and one toilet. Hot air furnace with coal stoker.

HISTORY OF ADMINISTRATION: On the 1st June 1942, S. Furukawa, representing the Japanese Liaison Committee, requested that the committee might use the school building for the storage of chattels of various Japanese in the neighbourhood, the committee to pay taxes and garbage collection fee. On the 11th December 1942, Toshiaka SUMI, chairman of the Association, advised the water rates would be paid by the Association. The building not being tenanted, the water rates were paid and the water service cut off. The taxes for 1943 - $171.76, were paid by Mr. SUMI on the 31st July 1943. By the middle of October, all chattels except school equipment had been removed.

The premises were rented on a month to month basis to the Department of National Defence for storage purposes as from the 29th October 1943, and a lease dated the 1st November 1943 granted. The lease was at a rental of $50.00 per month for a period not exceeding 1 year, the lessor to pay the taxes. The Department actually vacated the premises on the 29th September 1944, but continued to pay rent, and on the 15th February 1945, gave notice that it would terminate the lease on the 31st March 1945. On or about the 3rd October 1944, while in control of the Department the premises were broken into, 114 windows being broken and other damage done. Notwithstanding that the property was that of an individual and that the lease contained the usual proviso that the lessee would yield by the property in good and tenantable repair, the Department of Justice ruled that the Department of Defence was not liable, as the crown cannot be liable to the Crown. The claim made to the Department of National Defence was for the sum of $1452.25, which was eventually acknowledged through the representation of Mr. Wright and paid on the 17th December 1945.

From Oct 1/45

As early as the 21st January 1944, Birch & Company made an offer to purchase the property at a price of $5000.00. As the Custodian was not prepared to sell, that company submitted an offer to lease, and a lease for a period of 18 months was granted at a rental of $50.00 per month. Apart from the lease it was understood that the lessee would be allowed a credit of $700.00 on rental for putting the building in a useable sta of repair. By a letter also the lessee was assured that in event of the purchase of the property by them the difference between the rent actually paid at that date of $700.00 would be allowed on whatever pric was agreed upon.

The Custodian has now received fromBirch & Company Ltd., an offer to purchase the property at a price of $5600.00, and with the offer a deposit of $560.00. This offer was made through their agent W.H. Gallagher & Co., on the 2nd October 1946. The deposit cheque is with the Accounting Department for safe-keeping. This offer has been report to the President of the Association, Toshiaka SUMI at Toronto with the request that this office be advised if the Association wishes to accept this or any offer for the property.

An offer through Morrow Realty on behalf of J.A. Morrow of $3000.00 has also been reported to Mr. SUMI. Also an offer of $900.00 from John KRUPA through the firm of McCarron & Hawbolt.

no encroachment

The School building is reported to encroach on Lot 4 adjoining. Tit to this Lot is now in the City of Vancouver and there is an understandi with the City Land Department that Lot 4 will not be sold without first advising the Custodian.

As no sale is yet effective, the only statement that can be made is that of revenues and expenditures connected with the prop rty are as follows:-

CREDITS: - Rental received $1450.00, insurance refund $41.10, amount received from the Department of National Defence in respect to damage $1452.25, total $2943.35; less commission on rental $42.50, Certificate of Encumbrance $1.00, insurance $94.35, taxes $522.40, valuation fee $10.00, inspection fee $20.00, repairs $941.47, total $1631.72. The property shows a net credit at this date of $1311.63.

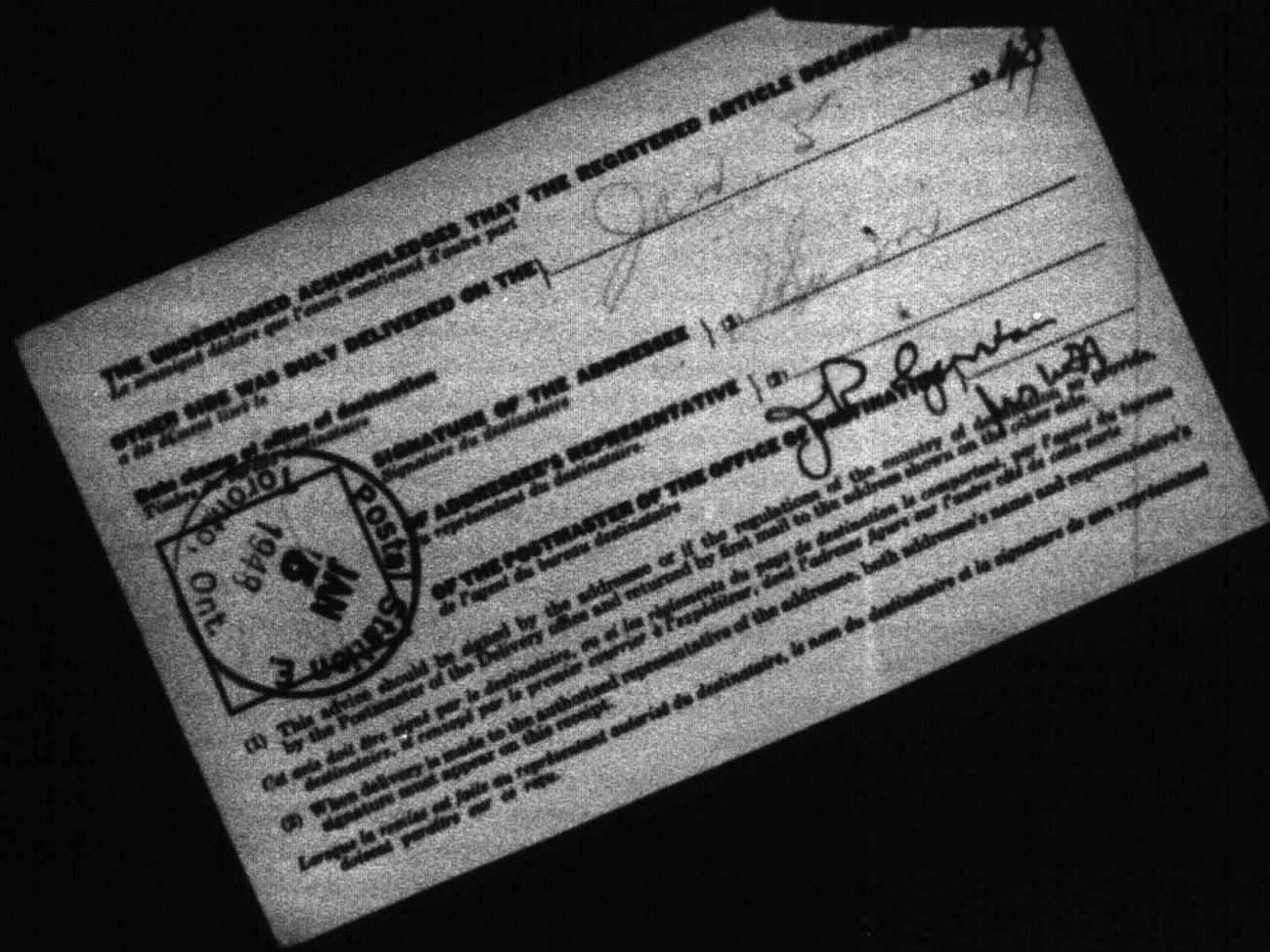
The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED October 29th, 1946.

Ian Macpherson

IM:ML

Birch & Co's offer received to $7500 Through W.H. Gallagher & Co. and accepted & Solicitor has instructed Completion of sale. J.A. McLennan instructed to act for Japanese.



THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED

OTHER SIDE WAS DULY DELIVERED ON THE

SIGNATURE OF THE ADDRESSEE

SIGNATURE OF THE ADDRESSEE'S REPRESENTATIVE

OF THE POSTMASTER OF THE OFFICE OF

TORONTO
JAN 16
1949
STATION E
Postal

(1) This article should be signed by the addressee or if the regulations of the country of destination so permit, by his agent.
(2) The date of delivery should be entered by the office of destination in the country of destination.
(3) When delivery is made to the authorized representative of the addressee, the name of the addressee and the capacity of the representative should be stated.

THIS INDENTURE made, in duplicate, this First day of November, in the year of our Lord, one thousand nine hundred and forty-three

BETWEEN:

THE HONOURABLE THE SECRETARY OF STATE OF CANADA
Acting in his capacity as Custodian under the
Revised Regulations Respecting Trading with the
Enemy (1943)

(Hereinafter called the "Lessor")

OF THE FIRST PART

AND:

HIS MAJESTY THE KING,
represented by the Honourable the Minister of
National Defence of the Dominion of Canada

(Hereinafter called the "Lessee"

OF THE SECOND PART:

WITNESSETH that in consideration of the rents, covenants, and agreements hereinafter reserved and contained, the Lessor hath demised and leased and by these presents doth demise and lease unto the Lessee, the following premises, namely:-

Single storey and basement church of frame
construction, situate at 1672 First Avenue,
in the City of Vancouver, in the Province of
British Columbia, containing a floor area of
3,916 square feet.

TO HAVE AND TO HOLD the said demised premises for and during the term of month to month from the date hereof, but not to exceed a period of one year.

YIELDING AND PAYING therefor unto the Lessor during the said term hereby created the monthly sum of Fifty Dollars ($50.00) in the manner following:

Payable monthly in arrears.

THE LESSEE COVENANTS with the said Lessor to pay the rent reserved at the time or respective times hereinbefore limited for the payment thereof without any reduction or defalcation whatsoever.

AND that the Lessee will not, during the said term transfer, assign, or sublet the said premises or any part thereof without the written consent of the Lessor which said consent shall not be unreasonably or arbitrarily withheld, and that the Lessee will at all times during the continuance of this lease keep and at the expiration or sooner determination thereof yield up the

demised property in good and tenantable repair, accident and damage to the building from fire, storm, tempest or other casualty and reasonable wear and tear only excepted.

THE LESSOR covenants with the said Lessee that the said premises are now in a good state of repair and tenantable condition, and the Lessor covenants to keep said premises in good and tenantable repair and condition at all times during the term and upon notice given by the Lessee to make good any defect or want of repair for which the Lessor is responsible, namely major repairs.

THE LESSOR covenants with the said Lessee to pay all insurance.

THE LESSOR covenants with the said Lessee to pay taxes and rates which may be charged in respect of the said premises hereby demised.

THE LESSEE covenants with the said Lessor to pay all water rates.

THE LESSEE covenants with the said Lessor to supply and pay for cleaning during the continuance of the term hereby created and to keep the premises in a clean and sanitary condition.

THE LESSEE covenants that it will heat the premises hereby leased in a proper and comfortable manner during the firing season, and furnish and maintain, at his own expense, good and sufficient light for the demised premises.

It is understood by and between the parties hereto that the Lessee will assume minor repairs.

It is understood by and between the parties hereto that the Lessor will leave one piano and one table in the premises for storage.

IT IS FURTHER UNDERSTOOD AND AGREED that if the said Lessee shall damage or lose any of the said fixtures, furniture or appurtenances, or if the said fixtures, furniture, or appurtenances are damaged or lost during the term herein granted, the said Lessee shall restore them to their present condition, or completely restore them, damage by reasonable wear and tear excepted.

THE LESSOR covenants that upon the Lessee paying the rents and performing the covenants herein contained on the part of the Lessee to be paid and performed, the Lessee shall and may peaceably and quietly enjoy the said premises during the said term or any renewal thereof without molestation, hindrance or disturbance from or by the Lessor or any person or persons claiming through or under the Lessor

THE LESSOR AND THE LESSEE MUTUALLY AGREE that if the said premises hereby leased are at any time during the said term wholly or partially destroyed by fire, or otherwise, so as to render them untenantable, the rent shall forthwith become payable up to the time of such destruction and the term hereby created shall forthwith terminate; but, if the premises are only partially destroyed, then the Lessor may, with the written consent of the Lessee, forthwith repair and make the premises fit for the purposes of the Lessee, in which case the term shall not terminate, but the rent reserved up to the time of the said destruction shall forthwith be payable by the Lessee and the proportionate part of the rent reserved shall abate until the premises have been made fit for the purposes of the Lessee.

THAT the Lessor may, by itself or its agents, enter upon the property hereby demised and view the state of repair thereof and may serve upon the Lessee or leave at his last or usual place of abode or upon the demised premises a notice in writing of any defect or want of repair for which the Lessee is responsible requiring him to repair the same.

THAT the Lessee, at or prior to the conclusion of this term or any renewal or renewals thereof, shall have the right to remove his fixtures, it being understood that no unnecessary damage shall be occasioned in so doing.

THAT these presents and everything herein contained shall respectively enure to the benefit of and be binding upon the parties hereto, their executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of: "Phyllis M. Harrop" Secretary 5809 Cartier St., Vancouver, B. C.	"F. C. Shears" (F. C. SHEARS) Authorized Deputy of the Secretary of State and/or Custodian
SIGNED by the Deputy Minister of the Department of National Defence, in the presence of: "M. Halpin"	"R. P. Brown" for Deputy Minister of National Defence (Army)

THIS INDENTURE, made in duplicate, the 27th day of September, in the year of our Lord one thousand nine hundred and forty-five.

BETWEEN:

THE HONOURABLE THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN UNDER THE REVISED REGULATIONS RESPECTING TRADING WITH THE ENEMY (1943)

(Hereinafter called the "LESSOR")

OF THE FIRST PART:

AND:

BIRCH & COMPANY of
1650 West First Avenue, Vancouver
in the Province of British Columbia.

(Hereinafter called the "LESSEE")

OF THE SECOND PART:

WITNESSETH, that in consideration of the rents, covenants and conditions hereinafter respectively reserved and contained the Lessor doth demise and lease unto the Lessee ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly described as Lots Five (5) and Six (6), Block Two Hundred and Nineteen (219), District Lot Five Hundred and Twenty-six (526) Group One (1), New Westminster District, Plan Five Hundred and Ninety (590), formerly known as The Kitsilano Japanese Language Association School Building, 1672 West 1st Avenue, together with all erections and buildings thereupon erected, standing and being or hereafter during the said time to be erected, and together also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining.

TO HAVE AND TO HOLD the same unto the Lessee for the term of Eighteen (18) months, to be computed from the first day of October, 1945, yielding and paying therefor $50.00 each and every month during the said term unto the Lessor the clear monthly rental or sum of Fifty

($50.00) Dollars of lawful money of Canada payable on the first (1st) day of each and every month during the said term without any deduction, defalcation or abatement throughout on any account whatsoever; the first of such payments to become due and to be made on the 1st day of October, 1945.

The Lessee covenants with the Lessor to pay rent; AND to repair (reasonable wear and tear and damage by fire and tempest excepted); AND that the Lessor may enter into and view state of repair; and that the Lessee will repair according to notice, save as aforesaid; AND the Lessee will not carry on any business that shall be deemed a nuisance on the said premises; and will not assign or sub-let without leave; AND that he will leave the premises in good repair; AND will not cut down timber without leave.

AND ALSO that if the term hereby granted shall be at any time seised or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current month's rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND IT IS HEREBY DECLARED AND AGREED that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been repaired or made fit at the option of the Lessor for the purpose of the Lessee.

PROVISO for re-entry by the Lessor on non-payment of rent whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

The Lessor covenants with the Lessee for quiet enjoyment.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators,

successors and assigns of the respective parties hereto and each of them (where the content or the parties so require).

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

SIGNED, SEALED and DELIVERED in the presence of

Jas Macpherson

P. Harrop
Secretary

BIRCH & Co.
Luther E Birch
W. Dacon

F G Shears
(F. G. SHEARS)
Authorized Deputy of the Secretary of State and/or Custodian.

PROVINCE OF BRITISH COLUMBIA)
TO WIT:

I, Jas Macpherson of the City of Vancouver in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument signed and executed by ~~F G Shears, agent for the Lessees, and Luther E Birch~~ and W. Dacon ~~agent~~ for the Lessees the parties thereto, for the purposes named therein.

2. The said instrument was executed at Vancouver, B. C.

3. I know the said parties and that they are of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver
in the Province of British Columbia,
this 29th day of September, 1945.

Jas Macpherson

D Cameron

A Notary Public in and for the Province of British Columbia

PROVINCE OF BRITISH COLUMBIA)
TO WIT:)

I, Phyllis Margaret Harrop of the City of Vancouver in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument signed and exectued by F. G. Shears, one of the parties thereto for the purposes named therein.

2. The said instrument was executed at Vancouver, B. C.

3. I know the said party and that he is of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver)
in the Province of British Columbia,)
this 27th day of September, 1945.)

P. M. Harrop

A Notary Public in and for the
Province of British Columbia

EVACUATION SECTION
Rec'd FEB 20 1943
File No. 2518
Ans.
Ref. 165-A Spain

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address Tashme, B. C. Date February 15, 1943.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

Kitsilano Japanese Language Association in the name of

I, SUMI, Toshiaki, Police Registration No. 407918

hereby request you to release to me the under-noted property stored at 1672 West 1st Ave, Vancouver, B. C.

in possession of Custodian

and I release you from any claim whatsoever with respect to such property.

Description of Property:

60 odd pieces Jude mats size 3' x 6'

Canvas covering for above

Original Address 1642 West 2nd Ave. Vancouver, B. C.

Date Evacuated to Vancouver

Date Evacuated to Present Address September 30, 1943.

Number in Family - 12 years and over 6

Number in Family - 5 to 11 years old 1

Number in Family - under 5

TOTAL NUMBER IN FAMILY 7

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per Walter Harley

Claimant Signs Here

February 19th, 1943.

Custodian of Alien Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

Shall arrange to ship the mats covered by this Release some time when convenient for Mr. Smith to open this place. We may be wanting to ship the blackboards also if proper Release is secured at the same time. Extra copy to you for Mr. Smith.

C.M.Fisher
Transportation

CMF:FF

PERSONAL PROPERTY SUMMARY

File No. 5356 November 1st, 1946

Re: KITSILANO JAPANESE LANGUAGE ASSOCIATION
1672 West 1st Avenue, Vancouver, B.C.

Chattels: A few chattels were declared at the above premises on the JP form dated April 23, 1942, signed by Koji Tasaka, Principal. (See Chattels Summary attached).

Bonds: On March 5th, 1942 the Bank of Montreal stated they forwarded to the Agent, Bank of Canada, Vancouver, $1600.00 of 1941 Victory Loan Bonds for deregistration and that these bonds were provided by the pupils and/or parents. They advised the School Board wished to distribute the proceeds to the original subscribers. The above Bank provided us with a list of the subscribers and after checking same the Custodian advised the Bank of Montreal that we had no objection to their having the Bonds deregistered in order that the proceeds might be distributed to the original subscribers.

Accounts Receivable:

On May 25, 1942, this school building was damaged by fire and a total amount of $200.00 was received from the insurance company in connection with our claim under Michigan Fire Policy #012681. The above money was credited to the account of this Association with the Custodian.

On December 17, 1945 a cheque for $1452.25 was received from the Department of National Defence for damages incurred during the period they had the above building under Lease.

SpecifiedArticles: No Specified Articles belonging to the above Association are revealed on this file.

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

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

E. Robertson.
E. Robertson.

Re piano: See undated, unsigned memo filed June 11, 1945 and explanation this point on back of chattel summary.

CHATTELS SUMMARY

File No. 5356 November 1st, 1946

Re: KITSILANO JAPANESE LANGUAGE ASSOCIATION, 1672 W. 1st Avenue, Vancouver, B. C.

In the JP form dated April 23, 1942 and signed on behalf of the above Association by Koji Tasaka, Principal, the following chattels were declared to be at the above address:

90 desks & chairs	Furnace
4 blackboards	Stoker
Mimeographing Machine (modern)	Fire Bell
5 bookcases	Japanese "Tatami" (Mats)
20 lamp covers	2 clocks

On Nov 11.42 T. Inoue wrote, stating that everything was removed from this bldg except property belonging to the school.

On April 26, 1943 we have on file B. C. Security Receipt for 97 desks and 81 seats and on June 15, 1943 we have B. C. Security Commission Receipt for the following to be shipped to Lemon Creek:

4 large blackboards
2 small blackboards
1 Globe of World
1 Pencil Sharpener

There is nothing on file to indicate what happened to the other articles above listed and as no inventory was taken by the Custodian or the Agent, Pemberton & Sons Ltd., it is impossible to ascertain if all the declared articles remained on the premises at the time of evacuation of those reponsible (Japanese) for the school equipment.

The above premises were broken into on several occasions, although this building was one of those being given special attention by the Police Department. Mr. Spain's letter to the Police Department of September 27, 1943 indicates that there were trunks stored on these premises. In a memo on file dated October 31, 1944, Mr. Spain reported that a porcelain wash basin had been stolen from this property.

A note attached to a blue memo on file dated September 29, 1944 indicates that a stove was located on these premises but there is nothing further on file relating to this article.

According to Pemberton's letter of December 16, 1943 the Department of National Defence, who leased the above building for a number of months, commencing October 29, 1943, had entered on their records as being on the premises known as 1672 West 1st Avenue, 1 piano and 1 table. According to Mr. Green's memo of January 5, 1945 the piano was removed to storage. Mr. Green advised that this piano had not been declared by the Association and as it probably did not belong to them would not be sold at that time. There is nothing further on file to indicate what happened to the piano and no further mention is made of the table.

SEE OVER

The above summary is certified to be in accordance with the information on file as at this date.

E. Robertson.

over

over

CHATTELS SUMMARY

File No. 5356

KITSILANO JAPANESE LANGUAGE ASSOCIATION
1672 W. 1st Ave., Vancouver.

Declared by Koji TASAKA, Principal, on behalf of above Association, to be at above address (JP Form Apr.23/42)

	SHIPPED	OTHER DISPOSITION
90 desks and chairs	97 desks) turned over to 81 seats) B.C.S.C. (Receipt Apr.6/43)	Memo of Sept.9/47 stated no indication on file that any of these articles were returned.
4 blackboards	4 large blackboards) B.C.S.C. 2 small blackboards) receipt 1 Globe of World) June 15, Pencil Sharpener) 1943	(The small blackboards, World Globe and Pencil Sharpener were not declared in JP form).
Mimeographing Machine (Modern)		No record on file of this Machine. Possibly stolen.
5 bookcases		Not found - possibly stolen
20 lamp covers		" "
Fire bell		" "
2 clocks		" "
Furnace } Stoker }		Fixtures.
Japanese "Tatami" (mats)	53 Judo Mats shipped to Tashme July 30/43	No record on file of present whereabouts.
May 3/47 T.Sumi stated CORPORATE SEAL & Desk at above address		Memo June 18/47 reports inquiry made of Army & Air Force but no trace of desk or seal found. Japanese advised re Seal July 14/47.
Nov.23 & Dec.16/43 reveal following on premises when Army took over: 1 piano		Declared by Koji Tasaka & sold at auction Apr.26/46 for his a/c (File 2921)
1 table		No record on file re disposition of this table
Ltr.Sept.27/43 reveals TRUNKS on premises		No record of disposition or whereabouts. Possibly moved to 1684 W.1st Avenue. (see note on reverse side)
Memo Sept.29/44 reveals Stove on premises		No record of disposition or whereabouts. Possibly was moved to 1684 W.1st Ave.(See Note - over)

FIRE INSURANCE SUMMARY

File 5956 Re: Kitsilano Japanese Language Association. October 29/46.

Number 1672 East 1st Avenue was insured in the Michigan Fire and Marine Insurance Company, policy 6612661 in the amount of $3000.00 for 3 year term expiring on the 28th February 1946, and the premium of $24.60 was paid by Toshiaka SUMI, chairman of the Kitsilano Japanese Language Association on the 24th March 1943. This policy was increased to cover $5000.00 on the 9th February 1946, and additional premium of $3.25 paid by the Custodian on the 19th February 1945.

The above policy was renewed by policy 6612296 expiring on the 27th February 1947 and the premium of $66.00 was paid by the Custodian on the 19th February 1945. As the insurance rate had been increased from .82¢ to $1.33 by reason of the premises being occupied as an Upholstery Factory, the insurers paid the increase of $16.50 under the premium.

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

DATED October 29th, 1946.

IN:ML

NAME: KITSALANO JAPANESE LANGUAGE ASSOCIATION

FILE NO. 5356

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
Occidental Fire Insurance Co.	Renewed Pol. 661226 Michigan Fire & Marine 15:067	$3,000.	Feb.	28	1943	1672 West 1st Ave. Vancouver, B. C.
Michigan Fire & Marine Insurance Company	Ren. of 15,000 on Pol. 661226. [illegible]	[illegible]	Feb.	28	1945	No. 1672 S. side of First Ave. W., Vancouver, B.C.
Michigan Fire & Marine Insurance Company	661226 46 Renewed - Pol. 661226 - Michigan Fire & Marine	$5,000.	Feb.	28	1947	No. 1672 S.Side of First Ave. West, Vancouver, B.C.
Michigan Fire & Marine Insurance Co.	6611296 Policy endorsed to read interest as their interests may appear & forwarded to T.A. MacLennan, Solicitor	$5000.00	Feb.	28	1948	No. 1672 S.Side of 1st Avenue West, Vancouver, B.C.

prem 24.60 advanced by J. Inami Mar. 43.

LIABILITY SUMMARY

File 5356 Re: Kitsilano Japanese Language Association. October 29/46.

There are no claims registered against this Association on file.

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

DATED October 29th, 1946.

IM:ML

File No. 3356 October 29, 1945.

TO: Mr. H.F. Green.

FROM: Administration Department.

Re: Storage Accommodation for the Army

With reference to the attached copy of letter of the 27th instant from Army H.Q., Pacific Command, as you are aware, in view of the great urgency of the matter, we have rented to the Army the Hawaiian Japanese Language School building at 1672 Nuuanu Avenue. We understand the Army are taking possession today, in line with arrangements made with Mr. Smith. Furthermore are handling this matter as very briefly requested the greatest dispatch.

Respecting the last paragraph of the attached letter, the writer is handling the following properties:

File 3341, Japanese School, 8727 Kalihi Street.
File 10965, Palarian Buddhist Church, 715 N. Vineyard
File 12127, Palarian Japanese Language School, 151 North 5th Avenue.

No
NO!
No

We would like to know if you consider any of the above might be offered to the Army authorities for storage.

Captain MacPherson called in at the office this afternoon and was most appreciative of our efforts to assist them in this matter of storage, as they were in desperate need of storage space. He would like therefore, if possible, for you to give us early advice of any other storage we may have available.

H. Short.

FB:BS

* to advise PD by phone Mgr.
Inquiries should start with Mgr

MEMORANDUM

September 29th, 1944.

GBS

TO: Protection Department

FROM: Administration Department

Re: KITSILANO JAPANESE LANGUAGE ASSOCIATION - 1672 West 1st Avenue, Vancouver, B. C.
File No. 5356

With reference to our conversation with Mr. Spain a day or so ago in connection with the above, which we heard had been recently vacated by the Army, as arranged we immediately informed Mr. Freese of Pembertons of what had happened and that we understood doors were left open, etcetra.

Mr. Freese advised that he had heard nothing about the Army vacating but has now telephoned us confirming that the Army have left these premises. They told him that the school was broken into at night and an attempt made to remove the stove. The Army authorities told Mr. Freese that the premises had been securely fastened and that everything was now in order.

However, in view of possible damage to the piano and the premises generally, we would suggest that an immediate visit be made at this address so that the Army may be informed accordingly. No formal notice has yet been given by the Army authorities to Pembertons, but we understand this will be given shortly.

You will recall that the premises were taken over on a monthly basis.

P. Doust.

PD/ER

GBS Thanks check - ins 29/9/44

MEMORANDUM

File No. 5356

October 3rd, 1944

TO: Mr. Doust

FROM: Mr. Spain

Re: Kitsilano Japanese Language Association
3672 East 1st Avenue

The above building is still under lease to the Army. It is not in use and the Army Dept. still have the key, therefore, the interior is not open to our inspection. Before Army tenancy, the windows were boarded up. On a visit this morning, I noticed that the boards had been removed and 24 large panes of glass had been broken. I believe it is the duty of the tenants to replace broken glass and I would suggest that this matter receive attention before we accept surrender of the keys. I presume that Pemberton's will ensure that the building is returned to us in the condition in which it was rented.

The neighborhood is bad and the piano should be sold or at least removed from this locality. I shall be pleased to receive your instructions regarding the disposition of this article.

GHS/MM

Geo. H. Spain.

[redacted]

File No. 5356 October 31, 1944

Mr. M. P. Duet.

From: The Protection Dept.

Re: Ritsilano Language School
3672 West 1st Ave.

As previously reported, the above property has had the attention of thieves who, not satisfied with investing innumerable windows have now removed some of the window sashes. In addition they have removed a good porcelain [illegible].

The army authorities will naturally be held responsible for conditions and shortages, but I feel we should communicate our findings for their attention.

In view of the approaching cold weather, they might be warned to have the water disconnected to avoid possible frozen pipes.

Yours truly,

[illegible]

CSR:LM

MEMORANDUM

February 23rd, 1945.

TO: Mr. F. G. Shears

FROM: Mr. Doust.

Re: KITSILANO JAPANESE LANGUAGE ASSOC.
1672 W. 1st Avenue, Vancouver, B.C.
(School Building). File 5356.

In view of the inquiries and offers we have received during the last few months as to purchasing and/or renting the above premises you will no doubt be interested to learn that Pemberton, who have been handling this property for us, now advise they have received definite advice from the Department of National Defence, Army, that the lease will be terminated on March 31st, 1945. The building was vacated by the Army in September last and has been unoccupied since then.

In view of the locality of this property and the damage done to same by vandalism immediately the Army left the premises (without advising Pembertons or ourselves, and for which damage the Army is responsible), it is very desirable that this property be disposed of, and if it cannot be sold we would have no difficulty in renting it from April 1st.

Re: KITSILANO BUDDHIST MISSION,
1684 W. 1st Ave., Vancouver
File 12611

I would add that the above Church building, which is located within one Lot of the School (the intervening Lot 4 being owned by the City), was used by the Protection Department for storage purposes but Mr. Green advises there are very few articles now stored in these premises and those which are there could be removed promptly.

when were these removed + what happened to the chairs belonging to the Society?

PD/ER

COPY

5336,13127,8986,10526,9341

March 20th, 1945

MEMORANDUM

To: Mrs. MacArthur

From: Ian Macpherson

Reference is made to your memorandum of March 15th, in which you request a report as to the condition of titles of Japanese School Properties unsold and unadvertised as on your list submitted to us on March 12th.

This list shows as school properties file numbers 5336, 9341 (two properties) 10526, (two properties) and 8986. Titles in respect to these properties and the steps necessary to be taken in order to permit transmission to the Custodian are as below:

5336 - Lots 5 and 6, Blk. 219, D.L. 526.
The Registered owner is The Kitsilano Japanese Language Association, a registered association, of which we have on file - the by-laws of the association and list of directors for 1941. A vesting for this property in the general form used by us was filed as number 35165 on the 7th. of November 1942. A special vesting form was submitted to Ottawa for approval as to form on the 29th, Jan. 1945. Approval has not yet been received. It appears that it is now in order, to file this special vesting, when approved, and transmit.

13127 - Lot 4, Blk. 33, D.L. 200^A^, Plan 197.
The registered owner is the Fairview Japanese Language Shcool Maintenance Association, a registered Association of which we have the names of the directors as of the 18th of Jan. 1943 on file. The property was declared by Kiichi OKURA and Hanshichi MARUBASHI as trustees of the Association and a vesting was registered as number 35516 on the 5th, Jan. 1943 in the general vesting form. We have not yet procured a certified copy of the by-laws of this Association, nor have we obtained a certified copy of the minute appointing OKURA and MARUBASHI as trustees of the Association. On October 3rd, 1942 Morris & MacLennan advised the Custodian that they had been authorised by the trustees of the school to administer this property. A copy of this authorization dated May 4th, 1943 is unsigned. As title is in the name of the Association itself and not in the name of any trustee a vesting in the special form and transmission to the Custodian appears to be in order. We may have to submit,

(over)

File for 5350

MEMORANDUM

April 12th, 1945.

TO: Mr. Green

FROM: Mr. Doust

Re: 1672 W. 1st Avenue, Vancouver, B. C.
Kitsilano Japanese Language Association.
File No. 1350.

Birch & Company have placed two signs on the above building - "No Trespassers - Birch & Company, owners".

The writer saw these signs yesterday and called in at Birch & Company, furniture manufacturers next door to the school. They informed us that they had put in a bid for this property through Gallagher & Company and, as they thought their price of $5000.00 would be accepted, put up these two signs with the idea of stopping further vandalism.

We have informed them that these signs will be removed by us and shall be glad if you will arrange for three or four of our signs to be placed on the building as promptly as possible, removing the Birch & Company signs.

The above as arranged with Mr. Shears today.

PD/ER GBS Hodge

advise when done P.D.

(seen by K 16/4/45)

The above mentioned instructions have been executed K Grain

MEMORANDUM

May 5th, 1945.

File No. 5356.

Memo to: Mr. F. G. Shears

From : Mr. Doust.

Re: Kitsilano Japanese Language Association
1672 W. 1st Ave., Vancouver, B. C.

Respecting the attached letter of the 3rd instant from Pembertons, in view of the last paragraph of the Department of National Defence, Army, letter of April 25th to Pembertons, I thought you might like this matter brought to your attention.

The circumstances are that the Pacific Command leased the property from us, vacated the premises without advising us, and considerable damage was done to the premises by vandals before we or our agents knew the property had been vacated. It was unoccupied from October 1944 to March 31st, 1945 but rent was paid by the Army authorities up to March 31st.

The file is attached as you may wish to discuss the matter with Mr. Wright.

P.D.

PD/ MR

MEMORANDUM

File No. 5356

June 15th, 1945.

TO: Mr. F. G. Shears

FROM: Mr. Doust

Re: KITSILANO JAPANESE LANGUAGE ASSOCIATION
1672 W. 1st Ave., Vancouver, B. C.
Lots 5 & 6, Blk.219, D.L.526, Gp. 1,NWD

With reference to your letter to Ottawa of the 9th instant and Mr. MacPherson's letter of the 12th instant, for your ready reference the following is a summary of the estimates received for putting this building in as good condition as it was when handed over to the Army in September 1943:

1. Dominion Construction Company Ltd. estimate of June 12/45 (as per copy of estimate attached) - $1360.00

2. Canadian Sumner Ironworks Ltd. estimate of June 14/45 for supplying controls, motor, overhauling, etc., Iron Fireman Automatic Stoker (as per copy of estimate attached) - $ 92.25

Total - $1452.25

It will be seen from a perusal of these estimates that they are only approximate and it may be that a slightly higher figure will be involved. However, for present purposes doubtless these estimates will serve their purpose.

May I here point out that Sgt. Heal of the 11th Engineering Service and Works Department, Pacific Command, re-padlocked and affixed certain boards to the doors, etc., on Saturday morning, June 9th, and having done this would this not imply that they felt they were in some way responsible for safeguarding the building? In any event, they only relinquished possession as at March 31st, 1945 and thus left the building empty from September 1944 to March 1945---this despite the fact that we did all we could through our agents, Pemberton Realty Corporation Ltd., to persuade the Army to give us a release so that we could rent the premises. We could, however, do nothing in the matter since they were paying rent in full at $50.00 per month up to March 31st, 1945.

Our copy of the Lease is attached in case you may wish to forward same to Ottawa, together with another copy of the Department of National Defence's Lease Form dated October 29th, 1943.

PD/ER
Attach.

MEMORANDUM

June 20th, 1945.

TO: Mr. F. G. Sheers

FROM: Mr. Doust

Re: Kitsilano Japanese Language Assoc.
1672 W. 1st Ave., Vancouver, B. C.

With reference to the above and my memo attached of June 15th, I would advise that Major Fraser, Pacific Command Engineers' Office, telephoned this morning requesting particulars of damages at the above premises. I informed Major Fraser that this matter was now in your hands and that I understood that you were writing Ottawa on the subject. Major Fraser said he would appreciate receiving a copy of your letter, together with copies of estimates of damage, etc., and I advised him that I would pass his request on to you.

If a copy of your letter to Ottawa is sent to Pacific Command, it should be addressed as follows:

Pacific Command Engineers' Office,
Vancouver Barracks,
Vancouver, B. C.
(their ref. 13F-3-1)

If, however, it is decided not to send a copy of the letter in question to Pacific Command here, then Major Fraser would still like to have details of the damages. Should you wish to speak to Major Fraser on the telephone at the Vancouver Barracks, his extension is No. 236.

PD/ ER

MEMORANDUM

July 19th, 1945.

TO: Mr. F. G. Sheare

FROM: Mr. Doust

Re: KITSILANO JAPANESE LANGUAGE SCHOOL
1672 West 1st Avenue, Vancouver, B. C.
File No. 5356

Birch & Company, furniture manufacturers, whose premises are next door to the above, telephoned to ask whether we had any news as to the possible disposal of the above property. This is the firm who, through W. H. Gallagher & Company, made an offer of $5000.00 for this property on January 24th, 1945.

As there is some question of this firm having to remove from their premises which they rent, they are particularly interested in ascertaining when we will be in a position to advertise for tender or sale this property.

I informed them that in the meantime there is no change in the position, but thought I would bring this matter again to your notice.

PD/ER

MEMORANDUM

File No. 5356 August 23rd, 1945.

TO: Mr. F. G. Shears

FROM: Mr. Doust

Re: Kitsilano Japanese Language Association
School Building
1672 W. 1st Ave., Vancouver, B. C.
Lots 5 & 6, Blk. 219, D. L. 526.

You wished me to remind you about Birch & Company's offer to lease these premises for two to three years at $50.00 per month, they or we undertaking repairs, etc., in the neighborhood of $700.00 to $800.00, which expenditure would come against rent.

This is the firm who through W. H. Gallagher & Company made an offer in January 1945 of $5000.00 cash for the property.

Reeve's valuation is $4500.00 and the assessment is - Land: $1000.00 and Improvements: $4800.00. Taxes are $172.00 per annum and are paid to date out of revenue received from the Army, who rented the premises at $50.00 per month up to the end of March 1945.

Fixation of rent at $50.00 per month was made by the Rental Control Board when the Army took the property over on November 1st, 1943.

PD/ER

MEMORANDUM

September 12th, 1945.

TO: Mr. Johnston Macpherson

FROM: Mr. Doust

Re: Kitsilano JAPANESE LANGUAGE ASSOCIATION
School Building.
1672 W. 1st Avenue, Vancouver, B. C.
File No. 5356.

This property has been leased for eighteen months from October 1st, 1945, to Birch & Company, 1650 West 1st Avenue, Vancouver, B. C. The rental is $50.00 per month, payment to be made in advance the first day of each month.

We are allowing the Lessees the sum of $700.00 for putting the building into usable condition, and this expenditure will count against monthly rentals. The Lessees are to furnish us with receipted accounts, showing that this expenditure has been incurred.

We would mention that this firm has made an offer to purchase this property for $5000.00, which is $500.00 in excess of the appraisal value. For reasons known to yourself, this property cannot be sold at present but it is anticipated that within the next few months this property, among others, will be advertised for sale by Public Tender, and if Birch & Company's offer is less than the highest bid, consideration will be given to them in view of their tenancy and offer to purchase.

It is not desirable that the above be mentioned in the Lease as it is in the nature of a "gentleman's agreement" between the two partners of this business and the Custodian's Office.

Mr. Shears has agreed that as Pembertons have been handling this property all along for us that they shall continue to act as our agents, but he wishes us to draw up the Lease.

For your information, we would advise that there is a copy of a Lease on file 10988 - Fairview Buddhist Church, 715 W. 7th Avenue, which you may wish to peruse before preparing this Lease.

PD/ER

P.S. Only property tax will be paid by us.

MEMORANDUM

December 10th, 1945.

TO: Mr. F. G. Shears

FROM: Mr. Doust

Re: Kitsilano Japanese Language School,
1672 W. 1st Ave., Vancouver, B. C.
File No. 5356.

May I draw your attention to letters dated June 27th, 1945 and July 30th, 1945, from Ottawa relating to the damage done to the above building during the tenancy of the Army, Department of National Defence.

These two letters are marked on the attached file. It will be recalled that our original claim indicated that about $1450.00 would be involved, this in view of estimates obtained in June 1945 from The Dominion Construction Company and the Canadian Sumner Ironworks for putting these premises in good condition.

As you are aware, in fixing up the Lease with Birch & Company, furniture manufacturers, we agreed to allow them the sum of $700.00 to cover all repairs, including furnace, etc., and in view of this I was wondering whether you might think it advisable to mention this to Ottawa as actually, if we obtain $700.00 from the Department of National Defence, this would cover the matter.

We could point out that the much reduced cost of repairs, etc., was due to the fact that these were done by the present tenants, who ultimately hope to purchase the building. It occurs to me that we might stand a much better chance of getting $700.00 than the original amount, which was only an estimate, and the smaller figure is a definite one agreed upon by Birch & Company.

PD/ER

MEMORANDUM

File No. 5356 January 19, 1946

TO: Accounting Department

FROM: Mr. Doust

Re: Kitsilano JAPANESE LANGUAGE SCHOOL,
1672 W. 1st Avenue, Vancouver, B.C.

We refer to the amount of $1452.25 received in December from the Department of National Defense, Ottawa, as compensation for the damage done to the above premises during the term of lease to the Army. Confirming our conversation with Mr. Reed we would advise that these premises were rented to Birch & Company as from October 1st, 1945 for 18 months, at $90.00 per month. It was agreed that in view of their undertaking to repair the property we would allow them up to $700.00 for such repairs, that is, 14 months rent.

A further arrangement was made whereby if they purchased the property at any time prior to the expiration of the 14 months mentioned, we would allow them from the purchase price the difference between the amount paid by them for rent and the $700.00 allowed for repairs.

We understand that you have in the first place credited to account No. 5356 the full amount received from the Army, but that of this amount $700.00 has been deducted and placed in your Agents Account, and that you will debit the Agents Account and credit account No. 5356 with $90.00 per month, dating back to October 1st, 1945, and thereafter transfer $90.00 per month until the $700.00 is absorbed.

Should the property be sold to Birch & Company before the 14-month period is up, then we will advise you accordingly.

This memo is to confirm the above arrangement.

PD/EM

MEMORANDUM

January 22, 1946

File - 5396 and 13246

TO: Mr. F. G. Moore

FROM: Mr. Doust

REPORT ON FIRE LOSSES FOR 1945

File 13246.

1668 E. 1st Ave., Vancouver, B. C.
Re catalogue number - Adv. March 23/44.
Assessment: Land - $1000.00
Imp. - $ 200.00
Sold August 1945 at appraisal value of $800.00
Date of fire - May 25, 1945.

The small cottage on this land was in very poor condition indeed and the maximum insurance obtainable was $400.00. A fire took place on the date mentioned above and the building was considered a total loss. On July 16, 1945 we were paid the full amount of the loss, namely $400.00, by Janion & Clark, agents for London Guarantee & Accident Co. Ltd., Policy No. 961436, expiry date being September 9, 1945.

File 5396.

Kitsilano Japanese Language Association
1672 W. 1st Avenue, Vancouver, B.C.
Assessment: Land - $1000.00
Imp. - $4800.00
Rented under special arrangements to Birch & Company, furniture manufacturers, for $90.00 per month.
Date of fire - May 25, 1945.

The fire reported above spread to this school building adjoining the house and some damage was caused to one side of the school building. The total repairs cost $200.00 and the account of A. Markai, builder, was paid by us for the above amount on October 12, 1945. We received a cheque for $200.00 from Turner, Meredith & Company, insurance agents, on behalf of the Michigan Fire and Marine Insurance Company, Policy 6012661, amount of insurance $3000.00, expiry date being February 28, 1946.

During the year 1945 there may have been one or two minor fires involving small sums but the above are the only two fires of any importance that the writer can recall.

FD/ER

File 5356 October 7, 1946.

MEMORANDUM.

Re: Kitsilano Japanese Language Association,
Lots 5 & 6, Blk. 219, D.L. 526.
1672 W. 1st Ave., Vancouver.

Persons interested in purchasing the above described property -

Black, Gavin & Co. Ltd. - client interested in buying, letter June 3, 1942. Further letter Feb. 16/43 [illegible] Nov 1 - 19 4 4

Crowe & Co. Ltd. - client interested in buying [redacted] Further letter February 22, 1945 [illegible]

Morrow Realty Co. Ltd. wishes to be told when this property is for sale and offers on behalf of M. Garroway, Merchant, Manufacturer $2500 gross including commission Dec. 19, 1944.
Further letter naming client - Maxwell Garroway and Herman Angel, letter March 14, 1945 for $2500.
Further letter May 21/45 increased to $3000 -

W.H. Gallagher & Co. - client [redacted] offers $5000 Jan. 24/45,
Further letter Oct. 2, 1946 offers on behalf of [redacted] $5600.00.

The service Termigating + Pest Control B.C.E. Engineering Co. on file interesting an interest in this property - (for the details see card May 31.45)

Columbia-Alberta Agencies presented by Geo. Johnson, Dec. 1944.

[redacted] represented by Wallace G. Arthur, Jan. 17, 1945

Orkin Co. card presented by Wallace G. Arthur Jan 17.45

Valuation, D.W. Reeve - March 26/45 - $4500.00.

Officers of Kitsilano Japanese Language Association.

President - Mr. Toshiaki Sumi, 24 Soho St. Toronto,
(File 12818) (formerly of 1642 W. 2nd Ave.)

Secretary - Mr. M. Hayakawa, Teshmo, B.C. c/o arthur Smith, Vineland Station, Ontario
(File 11589) (formerly 1743 W. 2nd Ave.)

Treasurer - Mr. T. Yamada, (repatriated Aug. 2/46)
(File 14674) (formerly of 1815 Pine St.,)

B.C. Chairman - Mr. M. Moritsugu, c/o Mitchel Hepburn,
(File 11540) St. Thomas, Ontario.
(formerly 1758 W. 1st Ave.)

AGM:AS

MEMORANDUM

To: Mrs. Mearthur February 11, 1947

From: E. Robertson

Re: Michigan Fire & Marine Insurance Policy No. 6612296 covering the property known as 1672 W. 1st Avenue - KITSILANO JAPANESE LANGUAGE ASSOCIATION. Premises occupied by Birch & Company. FILE 5356

On January 30, 1946 Mr. Douet wrote to the agent, A.S.Matthews & Co.Ltd., asking that the coverage on the above property be increased from $3000. to $5000., owing to the fact that the building had been materially improved since occupied by Birch & Company, and requested that the new coverage start as from February 1, 1946. Accordingly A.S.Matthew & Co. forwarded an endorsement for attachment to the policy then in force, increasing the coverage to $5000. for the remainder of the policy term, namely to February 28, 1946. The additional premium for this remaining period amounted to $3.25 and this was paid from the ASSOCIATION account.

On February 8, 1946 Birch & Company were advised that the fire insurance on the above building would expire February 28/46 and that the coverage had been increased from $3000. to $5000. as from February 1/46. We stated that due to the building now being classed under the heading "Upholsterer" the rate was increased, being $1.24 per $100. per annum and making the annual premium $62.00 and that on the assumption that we had rented the building for ordinary business the rate would have been $1.00 per $100. per annum, or $50.00 annual premium, we would be glad to have their cheque for $12.00 as this extra premium was entirely due to the class of work for which the building was being used. We advised that we did not propose to charge them for the small amount of extra premium ($3.25) from February 1 to 28th/46 on the policy expiring at the end of February. Accordingly Birch & Company forwarded to us on Feb.11/46 their cheque for $12.00.

On February 14, 1946 we wrote to A.S.Matthew & Co. stating we noted increase in premium rate was due to fact that building being used for the manufacture of furniture and in view of fact that the building might be sold in the near future we had decided to renew the insurance for one year only from February 28, 1946 and at that time returned their Renewal Policy No. 6612264 to be exchanged for a new policy written for one year only.

When forwarding the new policy, No.6612296, for the term of one year they enclosed the premium notice in the amount of $66.50 stating that as advised the Custodian over the telephone that day (February 15,1946) the rate on the building in question was increased as of February 1, 1946 due to the fact that the adjacent building is used for moving picture making and they had no alternative but to issue the contract at the new rate, which was $1.33 instead of $1.24 per $100., thus increasing the annual premium from from $62.00 to $66.50. Birch & Company were so advised and were requested to send in their cheque for the difference in premium, namely $4.50. This they remitted to us on February 22, 1946.

It is not clear from the file whether it is just the change in rate from $1.24 to $1.33 that is due to the adjacent building being used for moving picture making or the full increase from the normal rate of $1.00 to $1.33. I telephoned to A.S.Matthew & Co. today inquiring if the rate increase was due to the fact that the insured building was being used for the manufacture of

TELEPHONE PACIFIC 6926

for Mr Mackenzie from Mr Green

JAPANESE LIAISON COMMITTEE

OPERATING IN CONJUNCTION WITH

BRITISH COLUMBIA SECURITY COMMISSION

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 2 1942

362 ALEXANDER STREET
VANCOUVER, B.C.

June 1st., 1942.

Mr. C. L. Drury, Manager,
Japanese Evacuation Section,
Custodians Office,
Royal Bank Bld'g.,
Vancouver, B. C.

H. Ishiwara

City dental Health Centre

Dear Sir:--

I beg to write to you on behalf of Kitsilano Japanese Language Association, 1672 W. 1st., Ave. of this city, regards to renting school building on the premises.

We are informed that the said building has been recently offered by your name for rent. However, the committee for the upkeep of the building and Japanese Community in that district are desirous that you are kind enough to refrain from offering the building for rent for the following reasons.

As we had from your good office, some time ago, the consent to utilize public buildings like school, church and community buildings, for storing household effects. The evacuee Japanese people in the Kitsilano District have arranged to utilize the building for that purpose and by the time of evacuation is completed in a few weeks, the building will be filled up to its capacity.

The committee for that building, state that they are ready to pay City Taxes for the building without fail.

Please be kind enough to give your favorable consideration over the above matter and withdraw your offering said building for rent.

We are, Sir,

Your Obedient Servants,

S. Furukawa

(S. Furukawa) Committee in Charge.

5356

June 3rd, 1942

The Japanese Liaison Committee,
362 Alexander Street,
Vancouver, B. C.

Dear Sirs:-

Re: KITSILANO JAPANESE LANGUAGE ASSOCIATION

Thank you for your letter of June 1st. We shall most probably have no objection to the arrangements that you and Japanese in the Kitsilano district are making to store their effects in this building.

We had requested the Pemberton Realty Corporation to give us a report on this building and it is possible that they advertised it for rent. We have now told them that we shall most probably require the building for storage.

Will you please keep us advised of what your Committee does? Let us know, in due course, the names of Japanese whose effects have been stored there and the arrangements that have been made, if any, for the safeguarding of the premises.

Yours truly,

R. P. Alexander
Assistant Manager

HFG:IF

Green

FOUNDED 1871

The Merchants' Marine Insurance Company Limited

OF LONDON, ENGLAND

HEAD OFFICE FOR CANADA, INSURANCE EXCHANGE, MONTREAL

E. L. MARSHALL
MANAGER
FOR CANADA AND NEWFOUNDLAND

BLACK, GAVIN & CO., LTD.
MEDICAL-DENTAL BUILDING
693 HORNBY STREET
PACIFIC 9838

VANCOUVER, B.C.

REGISTERED JUN 4 1942

June 3rd, 1942.

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

Dear Sir:-

We have a client who is interested in the rental or purchase of a property registered in the name of the Kitsilano Japanese Language Association situate on Lots 5 & 6, Block 219, D. L. 526 and known as #1672 West 1st Ave. 5356

Would you kindly advise us if your office has the control of this property and if so if it is for sale or rent and on what terms.

Yours very truly,

BLACK GAVIN & CO.LTD.

Per: H H Gavin

HG/BH.

ESTABLISHED 1858

CABLE ADDRESS PHILROSS

D

P. S. Ross & Sons

MAJ. GEN. J. G. ROSS, C.M.G.
J. W. ROSS, LL.D.
S. R. CAMPBELL.
J. A. GRANT.
W. L. GATEHOUSE.
G. M. HAWTHORN.
I. A. ROSS.
H. I. ROSS.
G. M. SMITH.
O. E. HOULT.
S. B. PECKHAM.
W. G. JEPHCOTT.
H. S. HAWTHORNE.
F. E. H. GATES.
J. A. ROSS.
F. A. COFFEY.
G. G. HARRIS.

CHARTERED ACCOUNTANTS
MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

ROYAL BANK BUILDING
~~360-62 JAMES STREET~~
MONTREAL, QUE.
VANCOUVER, B. C.,

No 5356

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 19 1942

16th June, 1942.

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

Rec'd JUN 17 1942
File No.
Ans.
Referred

Attention Mr. Edgar T. Read.

Dear Sir:

We have had a telephone call from Captain Umpleby, the District Recreation Officer for the military services, enquiring as to the possibility of renting a building at a nominal rental formerly used as a Japanese school.

They desire the use of this Japanese school for recreational purposes in connection with the Seaforth Regiment.

The property description is Lots 3,4,5 and 6, Block 219, D.L. 526 situated in the 1600 block 1st Avenue West.

Captain Umpleby's telephone number is Marine 0111, Local No. 6.

Yours faithfully,

P. S. Ross & Sons

Kitsilano Japanese Language Association 1672 West 1st Avenue.
Association has paid taxes of $17.45 for 1942 & the building is being used for the storage of effects of Japanese being evacuated from the Kitsilano District. The building will be full in a few weeks & the Custodian does not propose to upset these storage arrangements. P Alexander

5356

June 20th, 1942

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

Dear Sirs:

Re: Kitsilano Japanese Language Association

Thank you very much for your letter dated June 16th addressed for the attention of Mr. Edgar T. Read and which has rightfully been referred to us for our attention.

Our records indicate that the property in which Capt. Umpleby is interested in renting for recreational purposes in connection with the Seaforth regiment is the Kitsilano Japanese Language Association at 1672 West - 1st Avenue.

This property was entrusted to the Custodian on April 23rd by the Kitsilano Japanese Language Association and a letter we have on file from the Pemberton Realty Corporation Limited also indicates that the Seaforth Armories might be interested in utilizing this property. We have to inform you, however, that arrangements have already been concluded by the Custodian's office with the Kitsilano Japanese Language Association for the use of this entire building for the storage of the effects of Japanese being evacuated from the Kitsilano district. Present indications are that within the next two or three weeks this building will be entirely filled.

The Association has already paid up 1942 taxes amounting to $172.49 and much as we would like to accommodate Capt. Umpleby, the Custodian's office does not propose to upset present storage arrangements. Would you please be good enough to inform Capt. Umpleby accordingly.

Yours truly,

R. P. Alexander,
Assistant Manager.

RPA/PMH

CANADA

IN REPLY PLEASE QUOTE
No. 13F-10-1

DEPARTMENT OF NATIONAL DEFENCE
ARMY

Headquarters, Pacific Command,
Vancouver, B. C., 27th October 1943

EVACUATION SECTION
Rec'd OCT 28 1943
File No.
Ans.
Related

Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

Attention - Mr. Douet

Dear Sir:

The Dept. of National Defence is desirous of obtaining storage accommodation for electrical equipment and stores, e tc.

1672 School
1675 Church

It is understood there is a possibility of acquiring the old Japanese Church and/or School House, situated in the 1600 Block, West 1st Avenue, Vancouver, providing these premises are found suitable for the purpose.

May this Headquarters be advised the terms and conditions of rental for the above buildings and also if it would be possible for representatives of this Department to inspect said premises at an early date.

It would be appreciated if a listing of all buildings available for rent under the control of your office, could be submitted to this Headquarters for future reference.

Yours truly,

J. S. Hardings
Major

DGM:B

Major-General,
G.O.C. in C., Pacific Command.

NAT. DEF. B. 440
1 Million—10-42 (9655)
H.Q. 1772-39-767

H.Q. 54-27-76-9-334 (Accom.)

QUOTE NO.....

Department of National Defence
- A R M Y -

Ottawa, Canada,

1st May, 1944.

OFFICE OF THE CUSTODIAN
RECEIVED
MAY 3 1944
PASS TO.....
TRANSFER TO.....
ANS'D BY | FILE

The Custodian of Enemy Property,
Dept. of Secretary of State,
OTTAWA, Ontario.

Dear Sirs:-

I desire to inform you that your offer has been accepted for leasing to the Crown, your premises located at 1672 West 1st Avenue, Vancouver, B.C., under the terms and conditions set forth hereunder:-

PREMISES: 1672 West 1st Avenue, single storey and basement church, of frame construction.

FLOOR AREA: 3,916 square feet.

PURPOSE: Storage of equipment for Div. R.C.C.S. Seaforth Camp.

TERM: Month to month for a period not exceeding one year from Nov. 1st, 1943.

RENTAL: $50.00 per month, payable monthly in arrears.

You, as Lessor, to pay taxes, insurance and major repairs. but not upkeep.

Your accounts for rental, when due, should be submitted in five copies, to the General Offider Commanding-in-Chief, Pacific Command, Vancouver Barracks, Vancouver, B.C.

Copies of the lease, covering the above agreement, will be forwarded for favour of execution by you, at an early date.

Yours truly,

Deputy Minister
(Army)

NAT. DEF. A-168
—1-40 (3666-8)
772-39-376

QUOTE NO. H.Q.54-27-76-2-334 (JAG)

DEPARTMENT OF NATIONAL DEFENCE
ARMY

CANADA

OTTAWA, CANADA.

4th May, 1944.

(2)
act 1-4/6

Re: Lease - 1672 West 1st Ave.,
Vancouver, British Columbia.

Dear Sir:

Herein lease in triplicate. If it meets with your approval would you kindly arrange to have the same signed and return all copies to the office of the Judge Advocate General in the self-addressed envelope enclosed.

I beg to point out that the name of the Lessor has not been filled in and it is suggested that you complete the documents in this regard in order that the proper wording may be used.

It would appear necessary to comply with the provisions of the Rental Control Regulations in this case and I would, therefore, appreciate it if you would let the Judge Advocate General have the completed forms when returning the documents.

Yours truly,

R. P. Brown.

for The Deputy Minister
(Army)

Custodian of Enemy Property,
Department of Secretary of State,
O T T A W A, Ontario.

OFFICE OF THE CUSTODIAN
RECEIVED
MAY 8 1944
PASS TO.....
TRANSFER TO.....
ANS'D BY | FILE

Nat. Def. A-168-A
H.Q. 1773-39-276

5356

June 14th, 1944.

Miss Carroll,
Office of the Custodian,
Victoria Building,
Ottawa, Canada.

Dear Miss Carroll:

Re: Kitsilano Language School,
1672 West 1st Avenue,
Vancouver, B. C.

With reference to your letter of May 8th enclosing letter of May 4th from the Department of National Defence, Army, regarding the leasing of the above premises to the Army, I would explain that this was actually arranged on October 29th, 1943, and the Army took possession by agreement with us within two days of their inquiry, as they very urgently needed storage space for electrical equipment. The Lease was sent to you in error; the documents should have been sent here as was done in a similar case some little time back.

I had hoped to write you earlier on this matter but we have only just heard from the Rental Control Board in Vancouver as to the approval of the rental charge. After consulting Mr. Wright it has been agreed that we shall sign the Lease here and forward the copies of the Lease to Pemberton's (who are the agents) and they will promptly communicate with the Department of National Defence at Ottawa. The reason for handling the matter in this manner is that a similar property was dealt with in this way through Pemberton's some time back, as they see to the collection of rents and any queries that may arise respecting the property.

Yours truly,

F. G. Shears,
Director.

FGS/PD/ER
AIR MAIL

5356

June 14th, 1944.

Attn: Mr. Freeze

Pemberton Realty Corpn. Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: Kitsilano Language School,
1672 West 1st Avenue

We enclose herewith in triplicate copies of Lease duly signed and shall be glad if you will forward these to the Department of National Defence, Army, Ottawa, using the references they give in the attached copy of letter dated May 4th.

When writing to the above Department please make it clear why you come into the picture and that rentals should be paid to you, as our agents; also, please do not fail to point out that we have inserted a Clause on Page 3 relating to damage or loss of fixtures, etcetra.

Yours truly,

P. Douet,
Administration Department

PD/ER
Encs.

P.S.: We also enclose two copies of a letter dated May 1st from the Department of National Defence (Army) relating to this matter, which you will observe accepts our offer for leasing this property to the Crown and gives details as to how accounts should be rendered, etcetra. You will note that the documents have to be sent to the Judge Advocate General at Ottawa---we have not the envelope mentioned but suggest you quote on the envelope their reference given on the letter of May 4th when returning the papers.

P.D.

5356

June 15th, 1944.

AIR MAIL

Department of National Defence,(Army),
Ottawa, Canada.

Dear Sirs: Re: Lease - 1672 W. 1st Avenue
Your Ref.: H.Q.54-27-76-9-334 (JAG)

With reference to your letter of May 4th to the Custodian of Enemy Property at Ottawa, we would point out that negotiations on this matter were done from this office and not from Ottawa, and as we are in a position to sign the documents we have done so and sent them to Pemberton Realty Corporation, Vancouver, who are our agents for this property and who will be forwarding the documents to the Judge Advocate General as requested in yours under reply.

Pemberton's will be submitting accounts for rental in quintuplicate to the Pacific Command here as requested by your Dep rtment's letter of May 1st, 1944, reference H.Q.54-27-76-9-334 (Accom.).

An extra copy of this letter is attached in case you should wish to pass same on to the Department who wrote the letter of May 1st above-mentioned.

Yours truly,

P. Douet,
Administration Department

PD/E
Enc.

5356

October 4th, 1944.

Attn: Mr. S. G. Freese,
Rental Department

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

Dear Sirs: Re: Kitsilano Japanese Language Assoc.,
1672 West 1st Ave., Vancouver, B. C.

With reference to our conversation last week respecting the vacating of the above premises by the Army authorities, our Mr. Spain visited this building yesterday and found that twenty-four large panes of glass had been broken. Before the Army authorities took possession these windows were boarded up, and we must ask you to get in touch with these authorities to see that these windows are replaced before we accept possession.

Our understanding is that the Army authorities still have the keys of the building. We should be advised immediately these windows are repaired so that the necessary attention may be given to the boarding up of the windows where necessary. We do not know what other damage may be done to the premises but the fact remains that the Army should return the building to us in as good condition as when it was rented to them.

Our Protection Department will arrange for the removal of the piano, but it will be necessary to borrow the keys for this purpose---will you please arrange accordingly with the Army authorities and let Mr. Spain know when the keys are available?

Yours truly,

P. Douet,
Administration Department

PD/ER

5356

November 6th, 1944.

Attn: Mr. S.G. Freeze,
Rental Dept.

Pemberton Realty Corpn. Ltd.
418 Howe Street,
Vancouver, B. C.

Dear Sirs: Re: Kitsilano Japanese Language School, 1672 W. 1st Avenue, Vancouver, B.C.

You are already aware of the damage done to the above property since the Army left these premises without advising either yourselves or this office, and our Protection Department point out that this property has had the attention of thieves who, not satisfied with breaking innumerable windows, have now removed some of the window sashes. In addition they have removed a good porcelain wash basin.

We shall be glad if you will bring the above to the attention of the Army authorities as our understanding is that they have not yet given up their possession of the premises and that they have undertaken to return the property to us in accordance with the terms of the Lease.

In view of the approaching cold weather, if the Army authorities had the water turned on it should now be disconnected by them to avoid possible frozen pipes. We believe water was not used by them, but you might confirm this point.

Confirming our telephone conversation of Saturday morning we shall be glad if you will ascertain from the Army exactly what the intention is regarding future renting of these premises. As we mentioned on the telephone a month ago when we heard the Army had left the premises and again pointed out on Saturday morning, the Lease reads that it is

Representative Agent:
Wawanesa Mutual Insurance Co.
Canada's Largest Mutual
Insurance Company.

Property Management
First Mortgage Loans Arranged
Bonded Company

Morrow Realty Co. Ltd.

Real Estate :: Insurance :: Financial Agents

HUGH MORROW, Manager
BAyview 3707
Evenings: BAy. 9603M

Broadway at Granville
Vancouver, B.C.

Rec'd DEC 19 1944
File No. 525 G
Ans.
Referred H. Theos.

Dec. 19/1944.

FIRE

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

Gentlemen:- Kitsilano Language School.

AUTOMOBILE

Re Lots 5 and 6, Block 219, D.L.526, being the old Japanese Language School No.1672 West First Ave., Vancouver, B.C., we have received a Deposit cheque from M. Garaway - Merchant Manufacturer - in the sum of $100.00 (One hundred xx/100 dollars) and his signed offer to purBURGLARY chase the above-described property for a Gross Price of $2500.00 ALL CASH (Twenty-five hundred xx/100 dollars,) which includes ~~xxx~~ 5% Commission; and he is taking the building AS IS.

FIDELITY BONDS

As we believe your staff is acquainted with the considerable damage and sabotage to the windows, the interior fittings, the Heating equipment, etc., and you probably no doubt realize the use of this property in the future for Social Services or Educational purposes, is remote indeed,

FORGERY owing to the steady encroachment of industries.

The Purchaser is desirous of early attention to this offer, as he has machinery in transit from the East, and needs a place to locate same.

PUBLIC LIABILITY

The property at present has a higher Assessed Value than the condition warrants, especially of the Building. We trust you will be enabled to accept ~~xxxx~~ this offer, and advise us as soon as feasible.

PROPERTY DAMAGE

Yours very truly,
the MORROW REALTY COMPANY, Limited.
per . R.V. Perry .
Salesman.

PLATE GLASS

Assessment. 1944.
Land $ 1000.00.
Imp. $ 4500.00.
Total $ 5500.00

FOR TOMORROW'S INSURANCE CALL MORROW TODAY
30 Years in the District

Representative Agent:
Wawanesa Mutual Insurance Co.
Canada's Largest Mutual
Insurance Company.

Property Management
First Mortgage Loans Arranged
Bonded Company

Morrow Realty Co. Ltd.

Real Estate :: Insurance :: Financial Agents

HUGH MORROW, Manager
BAyview 3707
Evenings: BAy. 9605M

Broadway at Granville
Vancouver, B.C.

Rec'd JAN 3 1945
File No. 5356
Ans.
Returned

FIRE
AUTOMOBILE
BURGLARY
FIDELITY BONDS
FORGERY
PUBLIC LIABILITY
PROPERTY DAMAGE
PLATE GLASS

FOR TOMORROW'S
INSURANCE
CALL
MORROW TODAY
30 Years in the
District

Dec. 31st/1944.

Department of the Secretary of State of Canada
Custodian (Japanese Evacuation Section,)
#506 Royal Bank Bdg., Vancouver, B.C.,

Dear Sirs;-

Re File #5356--Lots 5 & 6, Blk.219, D.L.526; --Kitsilano Language School.

We duly received your letter of Dec. 21st/44 stating you were unable to consider Mr. M. Garaway's offer to purchase the above-described property for a TOTAL CASH PRICE of $2500.00; as this type of property had not been dealt with.

We returned the $100.00 cheque to Mr. Garaway, and he has asked us to have you advise us as soon as you can--because we have had the approval of the area by the Health Department for the use to which Mr. Garaway needs it, --and he wants an opportunity to purchase the property.

Will you please advise the writer as soon as Ottawa sanctions the Sale of this and the other Religious properties, and oblige,

Yours very truly,
the MORROW REALTY COMPANY, Ltd.
Per. R. V. Perry

MEMORANDUM

File No.: 5356 Jan. 5th, 1945.

To: Mr. Douet

From: Mr. Green

Re: Kitsilano Japanese Language Assn.

We have just moved a piano to storage from 1672 West First Avenue, being the Kitsilano Japanese Language Association. This was not declared in the registration form of April 23rd, 1942, and is perhaps not the property of the Association but to be on the safe side, I am not disposing of it for the time being. Would you, therefore, please initial the requisition attached for freight charges, a copy of which has been made for the file, in order that they may be recovered if the piano is subsequently sold.

Attach.
HFG:IF

May 13, 1947.

Piano declared by TASAKA, Koji. Feb 2921
sold by Auction on April 26, 1946.
C.G

PHONE BAYVIEW 4608 - 9

EMPIRE SHEET METAL WORKS LTD.

HALE BROS.

REPAIRS
VENTILATING
CORNICE
SKYLIGHTS
RESTAURANT
DAIRY AND
BAKERY SUPPLIES

SHEET METAL WORKERS AND ROOFERS
FELT & GRAVEL ROOFS SPECIALISTS
CONDITIONED AIR HEATING

SHEET
COPPER
TIN AND
IRON WORK
WARM AIR
HEATING
SMOKE STACKS

NOT RESPONSIBLE FOR DELAYS
BEYOND OUR CONTROL.

PRICES SUBJECT TO INCREASE IN
SALES TAX.

1606 WEST FIRST AVENUE
VANCOUVER, B. C.
Jan. 10, 1945

EVACUATION SECTION
Recd JAN 11
File No. 5356
Answered
Reference Douet
Vancouver

Office of the Custodian,
675 W. Hastings St.,
City.

Dear Sir: Reference File 5356 - Attention Mr. Douet

Re our telephone conversation of this date in connection with the Kitsilano Japanese Language School in the 1600 block West 1st Ave.

We are engaged to about 90% of our capacity in manufacturing various items for cargo and maintenance ships, and at the present time are sorely in need of some space in which to store quite a number of sheet metal cabinets and lockers to relieve the congestion in our plant. This storage space would be needed for the most of this year and the articles would be moving out as it was possible to instal them on the ships.

We would be greatly obliged if you would let us know by return, if possible, whether or not these premises are available and at what rent.

Yours very truly,

EMPIRE SHEET METAL WORKS, LTD.

per F. J. Hale
Manager.

FJH:B

Rent only.

W. H. Gallagher & Co. – R. F. GALLAGHER, Owner

Real Estate and Financial Agents
FIRE and AUTOMOBILE INSURANCE

ESTABLISHED 1886 — CITY PROPERTY AND FARM LANDS — PRIVATE FUNDS TO LOAN — Cable Address, "GALLCO"

Telephone PAcific 1039
Corner Pender and Richards Streets
VANCOUVER, B. C.

Jan. 24, 1945.

Rec'd JAN 25 1945
File No. 5356
Ans.

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

Kitsilano Japanese Language School

Dear Sir:

We have a client who has requested us to make a tender on Lots 5 and 6, in Block 219, District Lot 526, the school house situated on 1st Avenue West of Granville Street. I believe the number is about 1672 although I am not definite of the number as there is no number on the school. However, I believe our description is right, of $5000.00 and you will find enclosed certified cheque for $500.00.

You might be good enough to let me know if said tender is accepted at your earliest convenience and oblige.

Yours truly,

W. H. Gallagher & Co.

Per R. F. Gallagher

RFG/MR.
Encl.cheque.

Cheque returned

506 Royal Bank Building,
Vancouver, B.C.

5356

29th January, 1945.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Kitsilano Japanese Language Association
School property at 1672 West 1st Ave.

Up to the present we have not liquidated any Japanese school property. Several enquiries have been made and we have just received a definite offer to purchase the above property for the sum of $5,000.00.

I am not suggesting that this amount is acceptable and the property has not at present been appraised, and public advertisement will of course be necessary.

We feel that apart from actual churches which were formerly used solely for religious purposes, other properties such as schools owned by Associations should now be liquidated. A special Vesting Order will be necessary and Mr. Wright has prepared a sample which I am enclosing for your comment. The Registrar will accept this Order and will file it together with our regular Vesting Certificate, using the same number for this special Order. Transmission would then be made to the Secretary of State and Conveyance to a purchaser would then be made in the regular way. The proceeds from the sale would be credited to the Association and the matter of distribution could be decided upon at a later date.

Yours very truly,

F. G. Shears,
Director.

FGS/PHH

File No. 5356 **NOTE**

Copy of By-Laws of the Japanese Language Association Incorporated under the "Societies Act", original drawn up by Wallis W. Lefeaux, received from the Registrar of Companies on the 31st January, 1945 on which is stamped

"Original filed and registered the
15th day of July 1930.
W.L. Llewellyn
Deputy Registrar of Companies"

was removed from this file and forwarded to Messrs. Norris and McLennan on the 14th July, 1947.

14th July, 1947.

DEPARTMENT OF NATIONAL DEFENCE
ARMY

Ottawa, Canada,
15th February, 1945.

Pemberton Realty Corp. Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: 1672 First Ave., Vancouver, B.C.

By lease dated 1st November, 1943, the Department of National Defence took over the above noted premises under lease with the Honourable The Secretary of State of Canada acting in his capacity as custodian. It is understood that you are acting as local agent in this matter. As you are aware, no doubt, the property has not been in use for some time and it is desired to return the premises to the lessor. The local military authorities have advised that vandals broke into the building and caused certain damage thereto. The question of liability of this Department for the damage in question has been referred to the Department of Justice.

In the meantime it is desired to officially terminate the lease and accordingly this is to notify you that the lease will be terminated with effect 31st March, 1945. It is expected, of course, that this Department will have a report from the Department of Justice by that time.

Would you kindly acknowledge receipt of this letter?

Yours truly,

(Signed) R.P. Brown
for Deputy Minister.

5336 5356

February 28, 1945.

Messrs. Crowe & Company Ltd.,
470 Granville Street,
Vancouver, B. C.

Dear Sirs

Re: 1680 W. 1st Avenue, Vancouver,
Japanese Language Society,
Lots 5-6, Blk. 219, D.L. 526.

Referring to your letter of the 22nd instant in regard to leasing or purchasing the above property.

At the present moment we are not leasing or selling this type of property. However, the matter of the disposal or use of church and school buildings is now being considered by our Advisory Committee, and we may be in a position to deal with same in due course.

I do not expect any report from our Advisory Committee until the end of next week, and depending upon their recommendation the matter will then have to be referred to Ottawa, so that it will be at least a few weeks before I can give you any definite information.

Yours truly,

F. G. Shears,
Director.

FGS:AS

Rec'd FEB 23 1945
File No. 5356.
Ans.
Initial N Shaw.

CROWE & COMPANY LTD.

TELEPHONE MARINE 7020

Insurance · Real Estate

A GENERATION OF CONSERVATIVE SERVICE

470 GRANVILLE STREET

VANCOUVER, B. C.

Feb.22nd, 1945.

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

5356

Re; File # 5356.
Japanese Language Society, 1680 West 1st,Ave. Vancouver,B.C.
Lots 5-6, Block 219, D.L.526.

Dear Sir;-

We are writing you to ascertain the possibility of purchasing or leasing the above property.

Our client Mr.Garraway of Capital Bedding Ltd. Vancouver, B.C., is in serious need of additional space for his expanding business which is difficult to obtain. The above property could be adapted to his requirements by the expenditure of a certain amount, thus returning this building to the active list.

For some months now the building has remained idle and useless. The windows are broken and the interior is daily becoming more damaged by vandalism. The longer it remains untenanted, the lower price it will ultimately bring.

Please let us know at your earliest convenience if this building is available and under what conditions. We are prepared to submit an offer for this property immediately.

Yours truly,

CROWE & COMPANY LTD.

Per Leonard W. Bradbury

L.W.Bradbury.

Representative Agent:
Wawanesa Mutual Insurance Co.
Halifax Insurance Company

Property Management
First Mortgage Loans Arranged
Bonded Company

Morrow Realty Company Limited

REAL ESTATE . INSURANCE . FINANCIAL AGENTS

HUGH MORROW, Manager
BAyview 3707
Evenings: BAyview 9803M

1521 Broadway at Granville
Vancouver, B. C.

Rec'd MAR 15 1945
File No. 5356
Ans.
Rptd. DV Rlearo

March 14th, 1945.

Department of the Secretary of State (Canada,)
Office of the Custodian, Japanese Evacuation Section,
506 Royal Bank Bldg., Vancouver, B.C.,

Gentlemen;-

Re Kitsilano Language School,
File #5356--Lots 5 & 6, Blk. 219
D.L.526

Our clients, Maxwell Garaway & Heiman Angel, who made an offer to purchase the above-described property on Dec. 19th/44 at a Gross price of $2500.00; and since then their deposit was refunded by you: have asked us to renew their offer. We duly received a letter from you in reference to this matter--BUT--the writer was past the property a couple of days ago and saw that the vandalism and destruction of this building was still going on. It seems rather a pity to let the property lay idle in view of the great shortage of buidding materials both for repairs and new work.

Will you there-fore kindly direct a letter to the Person or Committee in charge, explaining the above conditions and the advisability of making the property available to purchase at an early date, as our Clients need a building of this nature for warehouse and factory use. The District has been approved by City of Vancouver for the use for which it is intended.

Thanking you in advance for attention, we remain,

Yours very truly,
the MORROW REALTY COMPANY, Limited.
Per R. V. Perry .....

DEPARTMENT OF NATIONAL DEFENCE
ARMY

Ottawa, Canada,
March 14, 1945.

Pemberton Realty Corp. Ltd.,
418 Howe Street,
VANCOUVER, B. C.

Dear Sirs:

Re: 1672 W. 1st Ave., Vancouver, B.C.
Japanese Language School.

Before the Department of Justice is in a position to give a legal opinion with respect to the damage to the above noted property, full information as to how this property became vested in the custodian has been requested. It is presumed that this change in ownership took place by virtue of Regulation 12 of the B.C. Security Commission's Regulations, P.C. 1665 of March 4th, 1942, as amended by P.C. 2483 of March 27th, 1942.

The Custodian's Office in Ottawa advises that the Vancouver Office operates as a separate Organization and the files and information are all available there.

Accordingly, it will be appreciated if you would contact the Vancouver office and secure the information above requested.

Yours very truly,

(Signed) for
Deputy Minister (Army)

5356
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
March 26th, 1945

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

Re: Kitsilano Japanese Language Association

Dear Sirs:

We have your communication of the 19th instant, enclosing copy of letter dated March 14th, 1945, from the Department of National Defence, Army.

The property known as 1672 West First Avenue was owned by the Kitsilano Japanese Language Association and all members of this Association are persons of the Japanese race. Under and by virtue of an order of the Minister of Justice, dated February 26, 1942, and passed pursuant to the provisions of the Defence of Canada Regulations (Consolidation) 1941, all persons of the Japanese race were required to leave the protected area of British Columbia.

The interests of the Japanese in the premises above referred to became vested in and subject to the control and management of The Secretary of State of Canada acting in his capacity as Custodian under P.C. 1665, dated the 4th of March, 1942, as amended by P.C. 2483, dated 27th of March, 1942, as amended by P.C. 469, dated 19th of January, 1943, and the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943).

We trust this is the information you require.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

5356

June 4th, 1945.

Department of National Defense,
Army H. Q., Pacific Command,
Vancouver Barracks,
Georgia Street,
Vancouver, B. C.

Dear Sirs: Re: Kitsilano Japanese Language Assocn.,
1672 W. 1st Ave., Vancouver, B. C.

By way of preface we would state we are not sure whether your earlier reference 13P-31 is correct, but in any event give you this reference as it may be helpful to you in tracing this matter. We find that our agents for the above building, Pemberton's Realty Corporation Limited, communicated with you under reference 'Department of National Defense (Supply & Transport), Pacific Command, Vancouver Barracks' and we also therefore give you this reference to facilitate matters at your end.

The writer, together with Mr. Freeze of Pemberton's, met Sgt. Heal of the 11th Engineering Service and Works Department, Little Mountain Barracks, on Saturday morning at 1672 West 1st Avenue and at the time we did not take over the keys of the padlocked fence nor the key of the padlocked front door of the school hall which Sgt. Heal was affixing when we left. We now wish that these keys be delivered to this office, if possible, by Wednesday morning, June 6th, in order that we may make the necessary arrangements to protect the building, which as you have already been informed has been very badly damaged by vandalism due to the fact that you suddenly vacated the premises last September without giving notice to our agents or this office. You are aware that you subsequently terminated the Lease on March 31st---the Department of National Defense, Army, Ottawa, advising our agents of relinquishment in their letter of February 15th, 1945.

The acceptance of the keys to the premises is made without prejudice to the Custodian's right to claim from the Department of National Defense pursuant to the following clauses that appear in the Lease dated November 1st, 1943:

"AND that the Lessee will not, during the said term transfer, assign, or sublet the said premises or any part thereof without the written consent of the Lessor which said consent shall not be unreasonably or arbitrarily withheld, and that the Lessee will at all times during the continuance of this lease keep and at the expiration or sooner determination thereof yield up the

demised property in good and tenantable repair, accident and damage to the building from fire, storm, tempest or other casualty and reasonable wear and tear only excepted.

THE LESSOR covenants with the said Lessee that the said premises are now in a good state of repair and tenantable condition, and the Lessor covenants to keep said premises in good and tenantable repair and condition at all times during the term and upon notice given by the Lessee to make good any defect or want of repair for which the Lessor is responsible, namely major repairs.

IT IS understood by and between the parties hereto that the Lessee will assume minor repairs.

IT IS understood by and between the parties hereto that the Lessor will leave one piano and one table in the premises for storage.

IT IS FURTHER UNDERSTOOD AND AGREED that if the said Lessee shall damage or lose any of the said fixtures, furniture, or appurtenances, or if the said fixtures, furniture, or appurtenances are damaged or lost during the term herein granted, the said Lessee shall restore them to their present condition, or completely restore them, damage by reasonable wear and tear excepted. "

In conclusion, we would mention that this matter is now being taken up by Mr. G. W. Macpherson, Executive Assistant to The Secretary of State of Canada, Ottawa, with the Deputy Minister of Justice, Ottawa.

Yours truly,

P. Doyle,
Administration Department.

PD/ER
cc Pemberton Realty Corporation Ltd.,
Vancouver, B. C.

Agreed by Wright 4/6/45

CANADIAN SUMNER IRON WORKS, LTD.

MANUFACTURERS FOR WESTERN CANADA

IRON FIREMAN - *Automatic* HEATING EQUIPMENT

3580 EAST BROADWAY
VANCOUVER, CANADA

EVACUATION SECTION
Rec'd JUN 14 1945
File No. Douet
PHONES
REFERENCE: HASTINGS 3161

June 14th, 1945.

Custodian of Enemy Property,
675 West Hastings street,
Vancouver, B. C.

Attention: Mr. Douet

Dear Sir:

Confirming our telephone conversation of yesterday afternoon , we wish to advise you that as far as we could see all controls have been removed from the IRON FIREMAN Stoker installation located at the Kitsilano Japanese School, 1672 West First Avenue, Vancouver, B.C.

A new set of controls including a thermostat, refuelling control, and airstat would cost $47.25; a new motor would cost $20.00, and the wiring and a new belt would cost approximately $25.00; making a total of Ninety-two Dollars and Twenty-five Cents ($92.25). As our inspection was carried out under great difficulties in the dark, we are assuming that no other parts were missing and as advised you we calculated that the cost of replacing the instruments and putting the stoker in working condition would cost approximately between $90.00 and $100.00.

As a matter of fact the existing control on the side of the furnace is a Mercoid M-80 which is a combination fan and limit control with a summer switch. This latter is for circulating cool air in the summer when there is no fire in the furnace. It might be that this control is in good condition which could be ascertained only by an actual test after the motor was re-installed. Therefore, the price quoted may not be as high as we estimate.

When we say "the putting of the stoker in working condition" this does not mean the overhaul of the stoker itself, such as removal of the worm, painting of the hopper, etc. as this work, if you required it carried out, would be on the terms of the ordinary summer overhaul which is done at a standard price of $1.75 per hour plus any material used.

We are sorry this price has to be rather in the form of an approximation instead of a definite quotation, but we trust that it will be satisfactory for your purposes. In any case, you may rest assured no charges other than those necessary will be made.

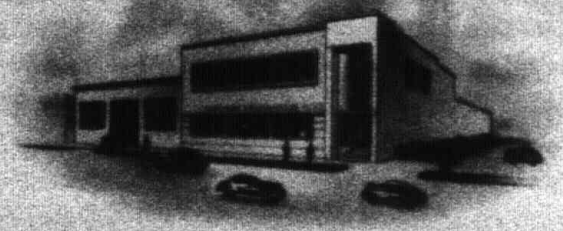
Yours very truly,
CANADIAN SUMNER IRON WORKS LTD.

Douglas Steele

Douglas Steele,
IRON FIREMAN Division.

DS:EB

GENERAL CONTRACTORS



CONSULTING ENGINEERS

DOMINION CONSTRUCTION CO. LTD.

OFFICES AND PLANT - 150 - 1ST AVENUE WEST
TELEPHONES FAIRMONT 6666
VANCOUVER, B. C.

June 21, 1945.

EVACUATION SECTION
Rec'd JUN 22 1945
File No. 1356
Ans.
Referred Douet.

Mr. P. Douet,
Administration Dept.,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir: Re: Kitsilano Japanese Language Ass'n,
1672 West 1st Avenue, Vancouver, B. C.

We now have pleasure in handing you herewith estimate of cost of putting these premises in good condition.

Enclosed herewith also we hand you our account, for inspecting the premises and estimating the cost of carrying out the work, which amounts to $20.00.

Paid

Trusting this is satisfactory,

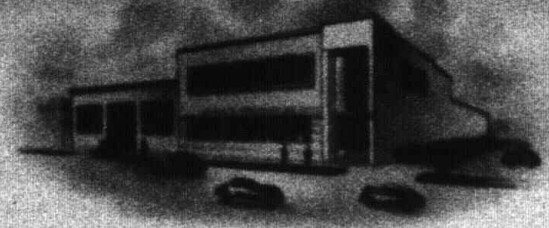
Yours very truly,

J. Tucker.

Secretary.

JT:DM
Ref. No. 7246.
Enc.

GENERAL CONTRACTORS



CONSULTING ENGINEERS

DOMINION CONSTRUCTION CO. LTD.

OFFICES AND PLANT - 150 - 1ST AVENUE WEST
TELEPHONES FAIRMONT 6666
VANCOUVER, B. C.

June 21, 1945.

ESTIMATE OF COST
of
REPAIRING BUILDING
at
1676 West First Avenue, Vancouver, B. C.

Cleaning out two storey building of all rubbish
Putting in 120 window panes, various sizes
Supplying 11 new bottom sash, with stops, sash cords and finish hardware

1 - new back door
13 - Inside door locks
11 - Yale or similar night latches
2 - pr. Door butts
6 - Hot air registers

Electrical, including:-

50 - Light globes
10 - Switches and plates
20 - Ceiling fixtures to match present as near as possible
11 - Ceiling drop cords

Plumbing, including;-

1 - Toilet seat
1 - Toilet complete fixture and tank
2 - Corner wash basins with all fittings
2 - Cold water taps

ALL FOR THE SUM OF $1,360.00

The above is purely an estimate as when the work is carried out, it may be found that both the electric wiring and the plumbing has been damaged more than can be discovered until the same is actually tested out.

506 Royal Bank Building,
Vancouver, B.C.

5356

22nd June, 1945.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Kitsilano Japanese Language Association
School Building - 1672 West 1st Ave.

As advised you in my letter of the 9th instant, an estimate was being obtained of the amount of the damage done to the above building during the tenancy of the Department of National Defence. This has now been received, copies of which are enclosed, from which you will see that the Dominion Construction Co., Ltd. estimate a minimum of $1,360.00 stating that this is an estimate as when the work is carried out it might be found that the electric wiring and the plumbing may have been damaged more than can be discovered until the same is actually tested out.

In addition to this there is an estimate of the Canadian Sumner Iron Works Ltd. covering repairs to the iron fireman stoker in the amount of $92.25.

A copy of Mr. Douet's memorandum to me dated June 15th is enclosed. Mr. Douet advises me that Major Fraser, Pacific Command Engineers' Office has requested particulars of the damage and we have supplied Major Fraser with the information now being sent to you.

A copy of the Department of National Defence regular lease form is enclosed from which you will see in paragraph 24 that the Department of National Defence will leave the premises in good repair (reasonable wear and tear and damage by fire, lightning and tempest only excepted).

The above lease form was later supplemented by a formal lease agreement, a copy of which I believe you have.

G.W. McPherson, Esq.

It will be appreciated if you will advise if any further steps should be taken at this end or whether you will have the matter settled at Ottawa.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

encl.

Rec'd JUL 3 1948
File No.
Ans.
Initial

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE
PLEASE REFER TO
FILE NO.

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

June 27th, 1948.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Mr. Shears:

Re: Kitsilano Japanese Language Association
School Building - 1672 West 1st Ave.

I have your letter of June 22nd, with enclosures and wish to thank you for the information.

I have discussed this matter with the Deputy Minister of Justice, who has given an opinion that the Department of National Defence is not liable because the Crown cannot be liable to the Crown. We feel that this is a ridiculous attitude for the Department to adopt, since we would not lease property to any Government Department if we knew that they were not going to be bound by the various clauses in the lease executed by them.

This case appears to be clear cut to me, and I intend to discuss it personally with Brigadier Ord of the Department of National Defence, who is in charge of these matters, and I have not doubt that a satisfactory settlement will be made, if not on legal grounds, at least on equitable grounds. I will advise you of the decision, and in the meantime there is nothing further for you to do in Vancouver.

Yours very truly,

G. W. McPherson,
Executive Assistant.

GWMcP/KEM

P. H. TURNER

P. H. TURNER & CO.

INSURANCE ADJUSTERS

Telephone: PAcific 8348

FIRE
AUTOMOBILE
AVIATION
CASUALTY
INLAND MARINE
SURVEYS
ARBITRATIONS

REFER TO FILE NUMBER 3955 B

EVACUATION SECTION
Rec'd JUN 5 1945
File No. 5356
Ans.
Referred

Rogers Building
470 GRANVILLE STREET
VANCOUVER, B. C.

July 4th, 1945.

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

Attention Mr. Douet

Gentlemen:

Re: Kitsilano Japanese Language Association
1672 W. 1st Ave. - Your File #5356

We acknowledge receipt of your Proof of Loss in the amount of $90.00, with respect to damage sustained by fire to the above mentioned building, May 25th, 1945.

Subsequent to receiving the Proof of Loss, we learned that this building was unoccupied at the time of loss and had remained unoccupied since March 31st, 1945.

We regret that it is necessary for us to decline payment of this loss because of the fact that this building was unoccupied for more than thirty consecutive days. This is a violation of the Statutory conditions of a standard Fire Policy as outlined in the B. C. Insurance Act, Statutory Condition #55 (d).

Yours very truly,

P. H. TURNER & CO.

PHT/O

1088

Note:
Mr Deacon called 3/11/45 - Wanted us to clear out in contacting Mr Jones etc.

DB 3/11/45

BIRCH AND COMPANY

OWNED AND OPERATED BY
J. N. DEACON AND A. E. BIRCH

MANUFACTURERS OF
UPHOLSTERED FURNITURE
CUSTOM BUILT

VANCOUVER, B.C.

August 21st,
1945.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:-

Re your proposal of renting Japanese Schoolhouse at 1672 West 1st Avenue, we are listing estimates received for necessary repairs and replacements:-

1.	Electrical repairs, fixtures & fittings	$ 150.00
2.	Heating (controls etc.)	275.00 ??
3.	Plumbing	75.00
4.	Windows	270.00
5.	Carpenter Repairs (removing partition, repairing doors etc.)	50.00
	Total	$ 820.00

The above estimates are only approximate, but we think are sufficient.

1085

BIRCH AND COMPANY

OWNED AND OPERATED BY
J. N. DEACON AND A. E. BIRCH

MANUFACTURERS OF
UPHOLSTERED FURNITURE
CUSTOM BUILT

VANCOUVER, B.C.

Office of the Custodian August 21, 1945.

We wish to suggest the following terms in regards to renting the above mentioned building:-

1. We would be willing to pay rent in advance sufficient to cover the above estimates.

2. We suggest rent of $50.00 per month.

3. We would require a two or three year lease.

4. We would be very pleased to have the option of buying the property when it is to be sold. In such case we would expect to receive credit for the listed expenditures towards our bid of $5,000.00.

We trust the above will meet with your approval and should be pleased to talk over further details at your earliest convenience.

Yours truly,
BIRCH AND COMPANY
per: M. Deacon

AEB:FB

5356

August 31st, 1945.

Attn: Mr. J B. Deacon and
Mr. A. E. Birch

Birch & Company,
1650 West 1st Avenue,
Vancouver, B. C.

Dear Sirs: Re: Kitsilano Japanese Language Association
School Building
1672 W. 1st Ave., Vancouver, B. C.

With reference to your letter of August 21st, this matter has been submitted to the Advisory Committee and we are prepared to lease this property on the following terms:

1. Rental to be $50.00 per month; payment in advance on the first of each month.

2. The period of lease to be eighteen months.

3. The maximum amount that will be allowed for repairs is $700.00, which will count against monthly rentals. That is to say, no rentals will be paid by you for fourteen months, provided above expenditure is incurred.

It will be necessary, of course, for bills to be submitted to this office showing that the above expenditure has been incurred.

The above are the main points of any arrangements to be made and in view of the fact that in your estimate for heating $275.00 has been included, which is nearly three times the estimate we obtained from the Canadian Sumner Ironworks, we feel that our figure of $700.00 above-mentioned is a very fair one, as part of the $275.00 for heating must represent quite an appreciable sum for the moving of ventilator outlets, etc.

On the question of giving you an option of purchasing the property, the writer will be glad to have a talk with you at an early moment, at which time any other matters can be discussed.

Yours truly,

P. Douet,
Administration Department

PD/ER

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 5356

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

September 14th, 1945.

EVACUATION SECTION
Rec'd SEP 20 1945
File No. 5356
Ans. Fish -
Referred Douet
yes

Birch & Company,
1650 West 1st Avenue,
Vancouver, B. C.

Dear Sirs: Re: Kitsilano Japanese Language Assoc.
School Building.
1672 W. 1st Avenue, Vancouver, B. C.

As mentioned in our letter of the 10th instant, the Lease is in course of preparation by our Titles Department and same will be submitted to you for signature at an early date.

We wish to take this opportunity of making the matter perfectly clear as to any allowance to be made to you in connection with the expenditure of $700.00 agreed upon for repairs, etc.

In the event of you being ultimately the purchasers of this building we will allow you from the purchase price (which will not be less than $5000.00 which you have offered, but may possibly be somewhat in excess of this figure) the difference between the rent you have paid at the agreed figure of $50.00 per month and the $700.00 allowed for repairs. That is to say, if for instance the purchase is consummated in six months time you will have paid six month's rent at $50.00 per month, i.e. $300.00. This amount would be deducted from the $700.00 and $400.00 would be allowed you from the purchase price. In the same way, if the building is not sold for fourteen months, then the $700.00 allowed for repairs would have been worked off in rent and the full purchase price would be paid to us. The above will not of course be mentioned in the Lease, but we shall be glad if you will kindly sign the copy of this letter enclosed herewith and return same to this office that there may be no misunderstanding in the future.

Yours truly,
P. Douet.

P. Douet,
Administration Department

PD/ER
Enc.

We, the undersigned, agree to the above conditions:

BIRCH & COMPANY
J. M. Deacon
J.N. Deacon
A E Birch.
A. E. Birch.

September ____, 1945.

5356

October 10th, 1945

W. H. Gallagher & Co.,
Cor. Pender & Richards Sts.,
Vancouver, B. C.

Dear Sirs: Re: Kitsilano Japanese Language School, 1672 W. 1st Avenue, Vancouver, B. C.

With reference to your letter of October 4th which relates to your offer of January 24th, 1945 of $5000.00 for the above property on Lots 5 and 6, Block 219, District Lot 526, we would advise that the position so far as selling this type of property is unchanged, and until advices are received from Ottawa nothing can be done regarding this sale.

Your offer was made on behalf of Birch & Company furniture manufacturers, of 1650 West 1st Avenue, Vancouver, B.C., and we were under the impression that you were aware of the arrangement we have made with the partners of this Company, namely, Messrs. Birch and Deacon, that they rent these premises as from October 1st, 1945 for 18 months, at a rental of $50.00 per month, it being agreed that in lieu of payment of this rent the sum of $700.00 shall be spent on repairs of this property; that is to say, that for 14 months no rent would be paid in view of this amount having been expended on putting the building into satisfactory shape.

In view of the above it has been agreed that special consideration will be given to the tenants when this property is advertised for sale, which it will be when we are advised by Ottawa that the premises may be sold.

As you put in the bid of $5000.00 on behalf of the tenants we will of course inform you when this property is advertised for sale so that you may get in touch with Birch & Company and arrange with them what bid should be put forward. We think it would be as well for Mr. Gallagher to telephone the writer on this matter at his early convenience.

Yours truly,

P. Douet,
Administration Department

PD/ER

CITY OF VANCOUVER

OFFICE
Lands & Rentals

CITY HALL
February 12, 1946

act, 2/2/46

Custodian of Enemy Property,
Royal Bank Building,
Granville & Hastings Sts.,
Vancouver, B. C.

Dear Sirs:

Re: Lot 4, Blk. 219, D.L. 526

The above lot is City-owned property for which we have received an offer for purchase, but we understand there is an encroachment on same by the Kitsilano Japanese Language Association, which is built on Lots 5 & 6.

I shall be pleased to hear from you regarding this encroachment and what you intend doing in regard to same.

Yours truly,

J Flanagan per WSW

Welton

WSW:NS

Supervisor of Lands & Rentals.

Asset $800.00

25'0" x 120'0".

W. H. Gallagher & Co. —R. F. GALLAGHER, Owner

Real Estate and Financial Agents
FIRE and AUTOMOBILE INSURANCE

ESTABLISHED 1886 — CITY PROPERTY AND FARM LANDS — PRIVATE FUNDS TO LOAN — Cable Address: "GALLCO"

Telephone TAllow 1448
Corner Pender and Richards Streets
VANCOUVER, B.C.

EVACUATION SECTION
Rec'd OCT 3 1946
File No. 5356
Ans.
Answer Mrs McCallum

Oct. 2, 1946.

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

Dear Sir:

Re: File #5356 and 1672 W.1st Ave.,Vancouver,
Lots 5 & 6, Blk. 219, D.L.526, Group 1,
New Westminster District, Plan 590.

Yours of the 30th received and contents noted. I had Mr. Birch of Birch and Co., call at the office this morning and he has instructed me to submit an offer of $5600.00 for the said property and you will find enclosed a cheque for $560.00 on account of same. Whenever the Title is in order, if you will let us know we will be pleased to let you have a cheque for the balance.

Mr. Birch instructed me to express his appreciation for the courtesy that your Department extended to them in allowing them to keep the building in the past year, and although you were good enough to allow them $700.00 to be spent on repairs they have expended in access of that amount at least $1000.00. No doubt your Department knew the condition that the building was in. However, that has no bearing on the offer.

Yours truly,

W. H. GALLAGHER & CO.

Per

RFG/MR
Encl. cheque

"B" Gallagher Cheque 560.00 Handed in at Gallagher's Office for safekeeping Oct 31/46 Received

This letter returned
5356, 12818, and readdressed
Ltr Oct 24.46 to
Correct address, 87 Hayden St Toronto Ont.

October 8, 1946.

Mr. Toshiaki SUMI,
Reg. No. 07918,
24 Soho Street,
Toronto, Ontario.

Dear Sir:

Re: Kitsilano Japanese Language Association,
1672 W. 1st Avenue, Vancouver, B.C.
Lots 5 & 6, Blk. 219, D.L. 526.

From time to time this office has received letters from various sources indicating an interest in purchasing the property above described. In two cases an actual price has been named, namely, $3000.00 offered by Morrow Realty Co. Ltd. on behalf of Messrs. Garroway and Angel, and $5600.00 offered by W.H. Gallagher & Co. on behalf of Birch & Co., the present tenants.

We are now in a position to inform you that the Custodian will have no objection to sale of this property by your organization as long as this office is given an opportunity to approve before the deal is actually made. We would therefore request you to consult with your associates and advise us as soon as possible whether you are interested in these or any other offers for this property.

This letter is directed to you as president of the Kitsilano Japanese Language Association as set out in a list of officers supplied to us by the Registrar of Companies. This list represents the officers reported by your association in 1941. In order to facilitate your reply, we are sending a copy of this letter to the officers named below. Mr. T. Yamada, listed as Treasurer, is reported by the Department of Labour to have returned to Japan on August 2nd, 1946.

When replying please supply us with the full names and addresses of the persons authorized by your society to sign documents.

Yours truly,

A. C. McArthur,
Office of the Custodian.

AGM:AS
cc - Mr. M. Hayakawa, #08858, Tashme, B.C. Secretary. c/o Arthur Smith, Kirkland Lake Ontario
Mr. K. Moritsugu, #03801, c/o Mitchel Hepburn, St. Thomas, Ont.
B. C. Chairman

Representative Agent:
Wawanesa Mutual Insurance Co.
Halifax Insurance Company

Property Management
First Mortgage Loans Arranged
Agreements of Sale Discounted
Bonded Company

MORROW REALTY COMPANY LIMITED

REAL ESTATE • INSURANCE • FINANCIAL AGENTS

HUGH MORROW, MANAGER
BAYVIEW 3707
EVENINGS: KERR. 4873-Y

1521 WEST BROADWAY

VANCOUVER, B. C.

October 9, 1946.

EVACUATION SECTION
Received OCT 10 1946
File No. 53
Ans.
Reply Date Mailed
sent to you

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

Gentlemen: Re File #5356 - Lots 5 & 6,
Blk 219, D.L. 526 being
Kitsilano Language School.

We have received, from James Alexander Morrow of 2972 West 32nd Avenue, Vancouver, B.C., an offer to purchase the above-described property for an all cash gross price of $ 3000.00 (Three Thousand Dollars) subject to the usual 5% commission and Statement of Adjustments.

Upon confirmation of the above, the Purchaser will make the customary deposit. In your reply please indicate the rent and terms of lease and on what date possession could be obtained.

Yours very truly,

MORROW REALTY CO. LTD.

per R.V. Perry

RVP/jh

MEMORANDUM

TO: Files 11481 and 5356 December 17, 1946

FROM: E. Robertson

Re: Chattels stored at 1672 W. 1st Ave., by Mrs. Kikuyo SAITO, #07959 File No. 11481

Mrs. Saito called at the office today regarding some personal chattels she had left at the Kitsilano Japanese Language School on 1672 W. 1st Avenue, Vancouver, B. C., but was advised that this building had been broken into on several occasions, even though it was being watched by the police, and that there was nothing of a personal nature left worth saving, the remaining rubbish having been cleared up and burned. She was told it was unfortunate but the Custodian had given the best protection it could and despite police protection we were unable to prevent the breaking in by vandals.

ER

Have reply for copy from 6/Van re encroachment

All letters same Feb 15/47 re encroachment.

329 Clinton St.
Toronto, Ontario
January 5, 1947

EVACUATION SECTION
Rec'd JAN 10 1947
File No. 5356
Ans. ✓
Referred See Attached

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

Attention: Mr. A. G. McArthur

Gentlemen:

Re: Kitsilano Japanese Language Association
File No. 5356

I have your letters of Oct. 24th and Dec. 6th, 1946, and would advise you that I have consulted most of the executives regarding the offer mentioned on the above, but have not received all the replies to date.

Until I hear from them all, I am unable to publish a notice in the "New Canadian" to inform the rest of the members, which is necessary before any action can be taken.

From the letters I have received so far, the majority of them is of the opinion that $5600.00 is not enough as the building has cost the Association well above $10,000.00.

I withheld replying to your second letter in the hope of receiving all the replies and of being in a position to give you a definite answer, but I regret to say that I am unable to give you any definite instruction yet.

As soon as I hear from them all, I shall advise you of our action.

Yours truly

T. Sumi

Toshiaki Sumi

5356, 12811

February 20, 1947.

Mr. T. Flanagan,
Supervisor of Lands & Rentals,
City Hall,
Vancouver, B.C.

Dear Sir:

Re: Lot 4, Blk. 219, D.L. 526.

Our file indicates that we wrote you on February 14, 1946 relative to the matter of an encroachment of adjacent buildings on the above property.

We have been unable to discover the grounds for believing that such an encroachment exists and have recently taken measurements of these lots and now have to advise you that this supposition appears to have been in error.

We wish to thank you for the trouble you have taken in reserving Lot 4 from sale and advise you that this office has no further interest in withholding it from tax sale.

Would you kindly advise the Assessment Department accordingly.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH

EVACUATION SECTION
Rec'd FEB 25 1941
File No. 6336
Ans.
Referred
out to Mr. McPherson

329 Clinton St.,
Toronto 4, Ont.,
February 4, 1

Dept. of the Secretary of State,
508 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

ATTENTION: Mr. A. J. McArthur.

Gentlemen:

Re: Kitsilano Japanese Language Assn.,
1672 W. 1st Avenue, Vancouver.

Your letter of February 10th. The Executives of the Association have decided to sell the said property to the highest bidder, but before we can authorize you, we must obtain the general consent of the rest of the members.

A notice is being inserted in the "New Canadian" advising the members of the decision made by the executive body, asking that any objections be sent to me before March 31, 1947. Immediately after that date I shall inform you as to the outcome.

I have received an offer from M. L. Gallagher & Co. of $7500 and also a letter from Morrow Realty Co. asking us to establish a price. I am writing them to contact you after March 31st. as I'll know where we stand in regards to the sale of this property.

Yours truly,

T. Suzuki
Toshiaki Suzuki.

File No. 6336

W. H. Gallagher & Co. — R. F. GALLAGHER, Owner

Real Estate and Financial Agents
FIRE and AUTOMOBILE INSURANCE

ESTABLISHED 1886 — CITY PROPERTY AND FARM LANDS — PRIVATE FUNDS TO LOAN — Cable Address: "GALLCO"

Telephone TAtlow 1448
Corner Pender and Richards Streets
VANCOUVER, B.C.

Feb. 24, 1947.

EVACUATION SECTION
Rec'd FEB 25 1947
File No. 5356
Ans
Dept. of S

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

Dear Sirs:

Re: File #5356

Following up your letter of February 10th, to Birch and Company, 1672 West 1st Avenue, we wrote Mr. Toshiuki Sumi at 329 Clinton Street, Toronto, submitting a new bid on behalf of Mr. Birch and Company of $7500.00.

You will find enclosed a copy of the letter we have received in answer to the same. Evidently there can be nothing done until after March 31st.

You will note that they have suggested we contact your office consequently I am communicating with you to inform you of our offer.

Yours truly,

W. H. GALLAGHER & CO.

Per R. F. Gallagher

RFG/MR.
Encl.1.

COPY

329 Clinton St.,
Toronto, 4, Ont.,
February 19, 1947.

W. H. Gallagher & Co.,
Pender and Richard Sts.,
Vancouver, B. C.

Gentlemen:

Re: 1672 W. 1st Avenue, Vancouver.

In reply to your letter of February 12, 1947, I would advise that the Executives of the Association have decided to sell the above property to the highest bidder but before we can authorize the Custodian, we must notify the members of the decision of the executive body.

We are inserting a notice in the papers advising the members to send in any objections before March 31st. Therefore until after that date, I am not in a position to accept any offers.

However, I would suggest that you contact the Office of the Custodian after that date as I shall be notifying them of our decision as soon as I hear from the rest of the members.

Yours truly,

T. SUMI.
Toshiuki Sumi.

329 Clinton Street
Toronto 4, Ontario
April 15, 1947

Office of the Custodian
Dept. of the Secretary of State
508 Royal Bank Bldg.
Hastings & Granville
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd APR 22 1941
File No. 5356
Ans.
Registered

Attention: Mr. A. G. McArthur

Gentlemen:

Re: Kitsilano Japanese Language Assn.
1672 West First Avenue
File #5356

The members of our association have decided to accept the offer from W. H. Gallagher & Co. in the sum of $7800 for the above property, and this is your authority to proceed with the transaction.

The following will be representing the executives in the sale of the property and you may obtain their signatures direct:

K. Hayakawa, Box 34, Vineland Station, Ontario
S. Nishizaki, c/o General Hospital, Chatham, Ont.
T. Sumi, 329 Clinton Street, Toronto 4, Ont.
M. Moritsugu, c/o Bannockburn Farms, R.R. #5,
St. Thomas, Ontario

In addition if signatures of members' representatives are necessary, you may contact the following:

S. Takushima, 67 Rose Ave., Toronto, Ontario
I. Sumi, 87 Hayden, Toronto, Ontario
A. Kamino, 193 Cowan, Toronto, Ontario

We are leaving the entire matter in your hands and would ask you to inform W. H. Gallagher & Co. of our decision.

Yours truly,

T. Sumi

5356

April 26, 1947.

AIR MAIL.

Mr. Toshiaki UEMI,
Reg. No. 07918,
329 Clinton Street,
Toronto 4, Ontario.

Dear Sir:

Re: 1672 W. 1st Ave., Vancouver
Lots 5 & 6, Blk. 219, D.L. 526,
Kitsilano Japanese Language Association.

We acknowledge your letter of April 15th received on April 22 in which you advise that your association accepts the offer of W.H. Gallagher & Co. in the sum of $7500.00 for the above described property. We note your instructions to proceed with the transaction and the purchaser's agent has been informed accordingly.

While you suggest leaving the entire matter in our hands, and we will be pleased to do everything possible to assist in the matter, certain legal documents will have to be prepared which will require the services of a solicitor and we presume that it will be in order to engage someone to act for you in this connection. If you have a particular solicitor in mind we will be pleased to engage him on your behalf, but if you have no preference we will turn the matter over to a solicitor whom we feel sure would look after your interests. Would you please reply airmail in this regard and for your convenience we enclose a stamped, addressed envelope.

We thank you for the information regarding the officers of the Association which will be useful. It will be necessary to attach the corporate seal to the documents of transfer and we would be glad to be advised whether you have the seal in your possession.

Yours truly,

A. D. McArthur,
Office of the Custodian.

ADM:AH
encl. Envelope.

326 Clinton Street
Toronto, Ontario
May 3rd, 1947

Office of the Custodian
Dept. of the Secretary of State
506 Royal Bank Bldg.
Hastings & Granville
Vancouver, B. C.

MAY 7 1947

5356
R. Sly
Mackichan

Attention: Mr. A. G. McArthur

Gentlemen:

Re: Kitsilano Japanese Language Assn.
1672 West First Avenue
File No. 5356

We have received your letter of April 28th, 1947.

Regarding the solicitor, we would ask you to consult anyone whom you wish as we have no preference.

As to the corporate seal, I have been advised that it was left behind in the drawer of the large desk in the office. Therefore, I do not know what have become of the content of the drawer at the time the building was opened to be rented. (The first room to the left of the back stairs served as the office.)

Phoned Jo. Nakamura who is attending to act.
Cr 1793 3rd July 14/47

Yours truly,

T. Suzuki
Assistant Sec'y

File 5356 June 18, 1947.

MEMORANDUM.

Kitsilano Japanese Language Association
Re: 1672 W. 1st Avenue, Vancouver.

I have inquired of both the Army and the Air Force concerning the possibility of removal by them of a desk containing the Society seal but have been unable to find any trace of either the desk or the seal that were stated by the Japanese to have been left in this building.

Mr. Birch of Birch & Company said that the building was absolutely empty when they went in.

As a matter of fact, neither the Army nor the Air Force can find any record of ever having been tenants of this property.

A. G. McArthur.

AGM:AH

5356

14th July, 1947.

Mr. Toshiaki SUMI,
Reg. No. 07918,
329 Clinton Street,
Toronto 4, Ontario.

Dear Sir:

Re: Lots 5 & 6, D.L. 526, G. 1, N.W.D., Plan 590
known as 1672 West 1st Avenue, Vancouver, registered
in the name of the Kitsilano Japanese Language
Association.

We wish to advise you that the matter of completion of sale of the above described property to Birch & Company through their Agent, W.H. Gallagher & Company has been turned over to Messrs. Norris & McLennan for the special attention of Mr. J.A. McLennan. We have given them all the information possible from our file, and you will no doubt be hearing from them in due course.

With reference to the Company's seal, we have made enquiries of National Defence Department and Birch & Company, who have been the two tenants on this property, and we regret to say that we can find no trace of this seal. You will recall that unfortunately, this building had been broken into several times by vandals, and it appears that the seal must have been carried away or lost on one of these occasions.

Mr. McLennan is advised of this and he will do whatever is necessary in this regard.

Yours truly,

A.G. McArthur,
Office of the Custodian.

AGM/HA

5356

July 15, 1947.

Messrs. Norris and MacLennan,
Barristers and Solicitors,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs: Attention: Mr. J. A. MacLennan

Re: Lots 5 and 6, Blk. 219, D.L.526
Gp. 1, New Westminster District,
Plan 590, known as 1672 West 1st
Avenue, Vancouver, B. C.
Registered in the name of the
Kitsilano Japanese Language Association.

Mr. Toshiaki SUMI, reported to be the President of the above Japanese Language Association, has asked us to engage solicitors to complete sale of the above described property, and this letter is to confirm Mr. MacLennan's telephoned consent to act in this capacity.

The registered owners have agreed to sell this property for the sum of $7,500.00 cash, to Birch and Company (Arthur E. Birch, Attorney) through the Real Estate firm of W. H. Gallagher and Company, corner of Pender and Richards Street, Vancouver. The purchasers have been tenants of the premises since 1st October, 1945.

The Title is clear according to the Certificate of Encumbrance attached hereto, with the exception of the Custodian vesting. Insurance coverage in the sum of $5,000.00 Michigan Fire and Marine Insurance Policy No. 6614296, expires 28th February, 1948. Taxes including 1947, are paid up.

Attached please find a list of Officers and Members taken from a report received from the Registrar of Companies in January, 1943, and also a copy of the by-laws of the Society, obtained from the Registrar in February, 1945.

For your information, we give below the addresses of the Officers as reported to us in February, 1947. You may wish to check these addresses with the Department of Labour, Japanese Division, 360 Homer Street, Vancouver.

P.T.O.

Messrs. Norris and MacLennan. July 15, 1947.

President - Mr. Toshiaki SUMI, Reg.No.07918,
329 Clinton Street,
Toronto, ONTARIO.
Secretary - Mr. M. Hayakawa, Reg.No.08858,
Box 34, Fineland Station, ONTARIO.
B.C. Chairman - Mr. M. Moritsugu, Reg.No.03801,
Bannockburn Farms, R.R. No. 5,
St. Thomas, ONTARIO.

We have been in correspondence with Mr. Sumi relative to the Company seal which he states was left in a desk in the building at the time of the evacuation. The Department of National Defence occupied the premises prior to Birch and Company, and while we have made enquiries of both of the tenants, we have not been able to find any trace of this seal.

If you require any further information available on our files, we will be pleased to give it to you.

Kindly acknowledge receipt of the attached documents.

Yours very truly,

A. C. McARTHUR
OFFICE OF THE CUSTODIAN

ACM:HS
Enc.(3)

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C. — J. A. MacLENNAN, LL.B

TELEPHONE PACIFIC 5254
CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST
Vancouver, B.C.

EVACUATION SECTION
Rec'd AUG 7 1947
File No. 5356
Referred *McArthur*

August 6, 1947.

Our File #1655

The Custodian,
506 Royal Bank Bldg.,
Hastings & Granville Sts.,
Vancouver, B. C.

Attention Mrs. McArthur

Dear Sir: re: Lots 5 & 6, Blk. 219, D.L.526, Gp. 1, N.W.D., Plan 590, and
re: Kitsilano Japanese Language Association

We acknowledge with thanks your letter of the 15th ultimo with the information therein contained and are proceeding immediately to effect the transfer of the property as desired. Your letter was not acknowledged sooner due to the absence of the writer.

Yours sincerely,

NORRIS & MacLENNAN,

Per

JAM/CW

5356

September 18, 1947.

Messrs. Norris and MacLennan,
Barristers and Solicitors,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs: ATTENTION: MR. J. A. MacLennan.

Re: Lots 5 & 6, Block 219, D.L. 526, Group 1, New Westminster District, Plan 590, known as 1672 West 1st Avenue, Vancouver, B. C. registered in the name KITSILANO JAPANESE LANGUAGE ASSOCIATION.

As you requested yesterday, we are enclosing herewith Michigan Fire Insurance Policy No. 6614296, endorsed in favour of the Vendor and Purchaser as their interests may appear, and also three copies of our Vacating Certificate covering the above-described property. The practice with reference to the Vacating Certificate has been to submit three copies to the Registrar of Lands, on one of which is recorded the date and number of filing and returned to our office to complete our records.

As we advised you by telephone this morning, we believe that the Certificate of Title covering this property is now on deposit in the name of Toshiaki Sumi, having been transferred, at the request of Mr. Sumi, on April 1, 1947, from the Canadian Bank of Commerce, Sixth and Granville Street Branch, to the Imperial Bank, Bloor and Bathurst Branch, Toronto.

We would also mention again the possibility of a special claim on the proceeds of sale by Mr. Sumi as our records indicate that he advanced the sum of $24.60 in payment of the premium on Michigan Fire Insurance Policy No. 6012681, paid March 24, 1943. It also appears that Sumi submitted his own cheque in the sum of $171.76, in payment of 1943 Taxes, which was forwarded direct to the City of Vancouver. These are the only two items of which we appear to have a record. 1944 and subsequent Taxes have been paid from revenue from this property.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

Enc. Vacating Certificate
Michigan Policy No. 6614296

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K. C. — J. A. MACLENNAN, LL. B.

TELEPHONE PACIFIC 5254

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST

Vancouver, B.C.

OUR FILE 1655

October 30th, 1947.

EVACUATION SECTION
Rec'd 31
File No. 5356
Ans. Nov. 12/47
Referred

Office of The Custodian,
506 Royal Bank Building,
Hastings and Granville Sts.,
VANCOUVER, B. C.

Re: Kitsilano Japanese Language Association - Your File 5356

Dear Sir:

We acknowledge, with thanks, your letter of the 10th instant and enclose herewith your copy of Vacating Certificate, the duplicates of which were filed at the Land Registry Office on the 8th instant and bearing Numbers 182978 and 45125..

We wish now to remit the proceeds of the purchase price to our clients but in making our report to them we would like to have a full statement of all monies, which you have received on their behalf in relation to this property, showing the balance, which you have on hand to the credit of the Association at the present time.

Thanking you, we are,

Yours very truly,

NORRIS & MacLENNAN,

Per:

JAM/B.

Encls.

5356

November 12, 1947.

Attn: Mr. J. A. MacLennan

Messrs. Norris & MacLennan,
Bank of Nova Scotia Building,
Vancouver, B. C.

Dear Sirs:

Re: Lots 5 & 6, Blk. 219, D.L. 526, Group 1,
N.W.D., Plan 590, being 1672 W. 1st Avenue,
Vancouver, registered in the name
KITSILANO JAPANESE LANGUAGE ASSOCIATION

We acknowledge with thanks your letter of October 30th enclosing duplicate copy of Vacating Certificate covering the above described property.

As requested by you we attach statement covering receipts and disbursements in this account, showing a present balance of $1750.49.

You will note that Mr. Toshiaka SUMI advanced funds to pay insurance premium in 1943, and our file indicates that he also advanced $171.76 to cover 1943 taxes. This appears to have been a cheque drawn by Mr. Sumi and endorsed by this office in favour of the City of Vancouver and it therefore does not appear on this statement.

We have received no instructions from the officers of this Language Association relative to the balance of funds in our hands, but these funds are available to them at their request.

Yours truly,

A. C. McArthur,
Office of the Custodian.

ACM/ER

Enc. - Statement of account

P.S. Attached also find certified cheque for $360.00 drawn by W.H. Gallagher & endorsed in your favour as previously arranged. ACM

File No. 5356

KITSILANO JAPANESE LANGUAGE ASSN.

Date	Particulars	Debit	Credit	Balance
1943 January 27	Land Registry Office - Certificate of Encumbrance	$ 1.00	$	
March 18	Received from Toshiaki SUMI		24.60	
March 20	Fire Insurance premium	24.60		
1944 August 2	Rents collected Nov 1/43 to July 31/44		450.00	
	Agent's commission	22.50		
August 7	1944 taxes	173.15		
October 25	August & September rent		100.00	
	Agent's commission	5.00		
1945 March 26	Rents collected		300.00	
	Agent's commission	15.00		
	Copy of by-laws of Association	1.80		
June 26	Inspection & valuation	30.00		
	1945 taxes	171.36		
July 7	Boarding up windows	41.47		
October 1	Payment of fire loss		200.00	
	Repair damage re fire	200.00		
December 17	Payment for damage during occupation		1,452.25	
	Repairs	700.00		
1946 February 20	Fire insurance premium	53.25		
	Taxes 1946	177.89		
	4 months rent Oct 1 - Jan 31		200.00	
October 5	8 months rent Feb 1 - Sept. 30		400.00	
December 5	Rents collected to Nov. 30		100.00	
1947 February 6	Rents collected		150.00	
February 19	Premium fire insurance	66.50		
March 28	Rents collected		100.00	
July 17	1947 taxes	192.84		
October 10	Rents collected to July		150.00	
		$1,876.36	$3,626.85	
				CR $ 1,750.49

Accounting Department
November 10th, 1947

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K. C. – J. A. MACLENNAN, LL. B.

TELEPHONE PACIFIC 5254

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST
Vancouver, B.C.

Rec'd Nov 17/47

OUR FILE 1655.

November 12th, 1947.

Office of The Custodian,
506 Royal Bank Building,
Hastings and Granville Sts.,
VANCOUVER, B. C.

YOUR FILE 5356

Re: Kitsilano Japanese Language Association

Dear Sirs:

Further to our correspondence herein we wish to inform you that the matter of the transfer of the property of the Association has now been completed and the Deed is now registered in the names of the purchasers.

We enclose herewith, for your information, a copy of the Statement of Adjustments and today are remitting to the Association our Trust cheque in the amount of $6,684.20 being the proceeds of the sale which came into our hands less the following deductions:-

Norris & MacLennan, Fees and Disbursements	$ 253.40
Cheque to T. Sumi for Insurance and Taxes mentioned in your letter to us of September 18th last	196.36
	$ 449.76

Yours very truly,

NORRIS & MacLENNAN,

Per:

JAM/B.
Encls.

STATEMENT OF ADJUSTMENTS

KITSILANO JAPANESE LANGUAGE ASSOCIATION AND JAMES NORMAN DEACON AND ARTHUR EDWARD BIRCH - LOTS 5 and 6, BLOCK 219, D. L. 526, Group 1, NEW WESTMINSTER DISTRICT, PLAN 590.

	DR.	CR.
To Purchase Price	7,500.00	
To 1947 Taxes $192.84 (Paid) proportion August 1, 1947 to December 31, 1947	80.35	
To Michigan Fire Insurance Policy Premium $66.50 annually, expiring February 28, 1948	38.85	
To Rental by purchaser - May 1, 1947 to July 31, 1947 at $50.00 per month	150.00	
By Payment to Custodian re deposit on purchase price		560.00
By Commission paid Messrs. Wm. Gallagher & Co.		375.00
By Payment to Custodian of rent on above-named property		150.00
By Balance payable herein to Messrs. Norris & MacLennan, Solicitors for the Vendor		6,684.20
	$7,769.20	$7,769.20

STATEMENT OF RECEIPTS AND DISBURSEMENTS OF NORRIS & MacLENNAN

		DR.	CR.
1947			
Sept. 25th	Received from Wm. Gallagher & Co.		6,684.20
Nov. 12th	Paid Mr. T. Sumi re Fire Insurance Policy paid by him March 24th, 1943	24.60	
	Paid Mr. T. Sumi in repayment of 1943 Taxes of Association previously advanced by him	171.76	
	Paid Norris & MacLennan - Legal Fees and Disbursements	253.40	
	Cheque to you herewith	6,234.44	
		$ 6,684.20	$ 6,684.20

E. & O. E.
NORRIS & MacLENNAN,

Per:

5356

November 17th, 1947.

Messrs. Norris & MacLennan,
Barristers, Solicitors & Notaries Public,
Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs: Re: Kitsilano Japanese Language Association
Your File Reference 1655.

We acknowledge with thanks your letter of November 12th enclosing statement of adjustments and statement of receipts and disbursements relative to the sale of the above property.

The item of $560.00, being the amount of W. H. Gallagher & Company's deposit cheque, appears in the statement of adjustments to have been paid to the Custodian, and since this has now been endorsed in your favour and handed to you we presume that it will be sent on to the Association in order to complete this transaction.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/ER

5356

November 17th, 1947

Mr. Toshiaki SUMI,
Reg. No. 07918,
329 Clinton Street,
Toronto 4, Ontario.

Dear Sir:

Re: Kitsilano Japanese Language Association,
1672 West 1st Avenue, Vancouver, B. C.

We have just received a copy of statement of adjustments concerning the sale of the above property through Messrs. Norris & MacLennan, Barristers & Solicitors.

We wish to advise you that the deposit cheque held by this office has now been handed to your solicitors and you will no doubt be receiving this in due course from them.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/ER

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C. – J. A. MACLENNAN, LL.B.

TELEPHONE PACIFIC 8254
CABLE ADDRESS, "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
502 HASTINGS STREET WEST
Vancouver, B. C.

EVACUATION SECTION
Rec'd NOV 26 194-
File No. 5356
Ans.
Referred

OUR FILE 1655

November 25th, 1947.

Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville Streets,
VANCOUVER, B. C.

Attention Mrs. McArthur

Re: Kitsilano Japanese Language Association
Your File 5356

Dear Sir:

We acknowledge your letter of the 17th instant and while the item of $560.00 appears in the Statement of Adjustments to have been paid to the Custodian we have also shown it on that same statement as a receipt as having been received by Norris & MacLennan.

We have, in fact, forwarded all the proceeds to the Association with the exception of monies held back for payment to Mr. Sumi after receipt of proper instructions in that regard from the Association.

Yours very truly,

NORRIS & MacLENNAN,

Per:

JAM/B.

Your File #5356

329 Clinton St.,
Toronto 4, Ont.,
November 22, 1947.

EVACUATION
Rec'd NOV 27 1947
File No. 5356
Ans.
Referred

The Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
VANCOUVER, B. C.

Dear Sirs: 167

Re: Kitsilano Japanese Language Assn.,
1776 West 1st Avenue.

We have just received a cheque from Messrs. Norris & MacLennan for the sale of above property together with a copy of your statement showing a balance of $1750.49 in our favour.

We would appreciate it if you would send us a cheque for the balance as we wish to have all monies and reports together in order to give full account to all the members.

Anticipating your prompt reply, we remain

Yours very truly,

KITSILANO JAPANESE LANGUAGE ASSN.,

per T. Tsuru

S. Takahashi

Stephen A. Kamimoto

5356

December 22, 1947.

Messrs. Norris & MacLennan,
Barristers, Solicitors & Notaries Public,
Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B. C.

Dear Sirs: ATTENTION: MR. J. A. MacLENNAN.

Re: KITSILANO JAPANESE LANGUAGE ASSOCIATION

As advised you in our previous correspondence, we have a balance of $1750.49 at the credit of the Kitsilano Japanese Language Association which owned property at 1672 West 1st Avenue, Vancouver. We have now received a letter signed "T. Sumi, S. Takashima and Stephen A. Kaminos" on behalf of the Association, asking that this money be sent forward. The letter was addressed 329 Clinton Street, Toronto 4, Ontario.

We propose to draw a cheque in favour of the Kitsilano Japanese Language Association and would be glad if you would let us know which officers are authorized to receive funds and give a valid receipt.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

5356

December 29, 1947.

Registered Mail

Kitsilano Japanese Language Asscciation,
c/o Mr. Toshiaki Sumi,
329 Clinton Street,
Toronto, Ontario.

Dear Sirs:

We enclose herewith Custodian cheque in the sum of $1750.49, drawn in favour of the Kitsilano Japanese Language Association, being the total amount at credit of this Association in this office.

An acknowledgment of this cheque would be appreciated.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. cheque $1750.49

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C. — J. A. MACLENNAN, LL. B.

TELEPHONE PACIFIC 5254

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST

Vancouver, B.C.

24th December, 1947.

EVACUATION
DEC 29
5356
Enclosure

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

Attention: Mrs. McArthur.

Dear Sirs,

Your file 5356 and our file 1655
Kitsilano Japanese Language Association

In reply to your letter of the 22nd instant, we are of the opinion that any remittance which you make to the Association should be by cheque, payable to the Kitsilano Japanese Language Association, as it is still on the Register of Companies and we understand has a bank account.

Our own cheque in this connection was sent payable to the Association and not to any of the officers concerned.

Yours truly,

NORRIS & MACLENNAN

Per:

JAM/mbw