

6640

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 679

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 INFORMATIONNAME: HISAOKA (Ayako) Mrs. BunjiHOME ADDRESS: 3396 Napier St., Vancouver, B.C. Now: 1170 Powell St.,REGISTRATION NUMBER 09141 SEX: F AGE: 42
Vancouver, B.C.OCCUPATION: Housewife

(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: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: BunjiADDRESS OF WIFE OR HUSBAND: Same addressNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: --AGE OF CHILDREN: --**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 3396 Napier St., Vancouver, B.C.
Residential Block. 1 lot abt 30' x 120'. Official definition
unknown; title deed left at home.

2. BUILDINGS AND OTHER IMPROVEMENTS: Wooden frame 4-roomed
bungalow. One Garage.

3. INSURANCE (Give particulars; state where policies are) \$ 2,500.00. Details
unknown, policy left at home.

4. TAXES (Amount and where payable) Abt \$ 78.00 p.a. 1941 paid. City Hall

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Vancouver, B.C.
None

6. OCCUPANCY AND LEASES (If vacant so state) Yes. Declarant's agent Mr.
A. Litt, Cassiar Mushroom Farm, 3402 Napier St., Vancouver, B.C.
is looking after her interests.

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

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 1170, Powell St., Vancouver, B.C.
Wooden frame two-storied 4-roomed dwelling.
2. LANDLORD'S NAME AND ADDRESS. Mr. Bunji Hisaka, husband, same address.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. Rent none.

4. STATE WHEREABOUTS OF LEASE. None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. None

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
In Storage at Brown Storage, 1716 Main St., Vancouver, B.C.:-
Parlour and Bedroom Suites.
In the basement of #3396 Napier St., Vancouver, B.C.:-
Dining room suite, Dinner set, silver ware, china & glassware,
Washing machine, Vacuum Cleaner, Elec. Siger Sewing Machine,
Rugs, 2 Bed, etc.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. None
Lent to Mr. A. Litt, 3402 Napier St, Vancouver, B.C.:- A.M.C. Refrigerator.
Rugs, 2 Bed, etc.

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

8. Name of owner. Bunji Hisaka. 1170, Powell St., Vancouver, B.C. 4/4/42

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: \$2500 Manufacturers Life. Details unknown. Policy at home.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

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

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 28th day of April, 1942.

(Signature)

Mr. A. ParkerGeo. D. H. H.
Witness

FOR DEPARTMENTAL USE

✓ INFORMATION FROM R.C.M.P.

Date

12/3/42

Our File No. 6640

Full Name HISAOKA, Ayako (Mrs. Bunji)
(Surname in Block Letters)

Registration No. 09141

Male - Female
(check) ✓

Age May 12, 1902

Former Address 3396 Napier Ave, City

Date Evacuated May 7 / 42 ? Naturalized - Canadian-Born - National
(check) ✓

Present Address Greenwood, B.C.

Married - Single
(check) ✓

Name of ~~husband~~ Bunji - 08867

Name of Husband

Name of Mother AKIHIRO, Yone - 08845 Name of Father OKINOBU, Kitaro - 08845

Names of Children under 16

Requested by J. Spratt Registered with Custodian yes
(Yes or No)

Additional Information

6640
accepted
42.8.72
20.8.43
P

B.L.D.

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

Nov. 23/46

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

TREASURY DEPT. CLAIM \$ *NIL*

Dear Sir:

Re: HISAOKA, Ayako ⁶⁶⁴⁰ #09141

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

Money turned in - - - - - \$ 1931.59

Draft Issued - - - - - \$ 1931.59

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

Yours truly,

F. G. Coburn
F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
March 5th, 1947.

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

TREASURY DEPT. CLAIM \$ *112*

6640

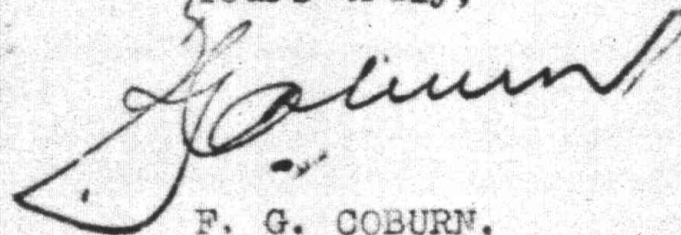
Dear Sir:

Re: HISAOKA, Ayako #09141

This will acknowledge the sum of \$ 140.05 ✓
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No.2 Receipt issued in
this instance.

Yours truly,



F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

File No. 6640

NATURE OF ENCUMBRANCE Mortgage
(registered) or (unregistered)
Name of Owner of Property HISAOKA, Ayako (Mrs. Bunji) Reg. No. 09141
Address 3396 Napier Street, Vancouver, B.C.
Occupation Housewife Age 42
Registered Owner of Property James Angus Macdonald C.T.No. 52948K

Property:

Property Address 3396 Napier Street, Vancouver, B.C.
Legal Description W. 1/2 Lot 17, Block 4, Sec. 26, Plan 2588, Town of Hastings, Suburban Lands, N.W.D. L.R.O. 79385H
Nature of interest Owner

Particulars of Encumbrance:

Date 29th March, 1930

Parties to document:

Name James Angus Macdonald Mortgagor
Address 2634 Napier St., Vancouver, B.C.
Name IVY Abercrombie Mortgagee
Address "The Hermitage" 47th & McCleery St., Vancouver, B.C.

Principal Amount \$1000.00

Terms of Payment SEE REVERSE SIDE

Rate of Interest 7 1/2%

Arrears, if any: Principal \$749.57 Interest none

Balance owing as at this date \$749.57

Standing of Taxes: Arrears Current 1942 Paid

Insurance:

(1) Agent TURNER, MEAKIN & CO. LIMITED Company Newark Fire Ins. Co.
Policy No. 88592 Amt. 2000 Prem \$11.00 Exp. Date 29th March 1935
(2) Agent Company
Policy No. Amt Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

J.O. Gill has all documents concerning the Title.

Dated at Vancouver, B.C. this 20th day of March A.D. 1942.

CERTIFIED CORRECT:
TURNER, MEAKIN & CO. LIMITED

per (Signature)
agent for and sign.

REAL PROPERTY MEMORANDUM.

File No. 6640, 6640/1.

Name: HISAOKA, Ayako (Mrs. Bunji).

Catalogue No. 157.

Re: 3396 Napier Street, Vancouver,
Dwelling.

TITLES AND ENCUMBRANCES.

A. Title No. 52948 K.

Property: Lot 17, Blk. 4, W $\frac{1}{2}$ of Sec. 26, Town of
Hastings Suburban Lands, Plan 2588.

Name: John Angus MacDonald.

Whereabouts: *Reverting to him*

B. Charges:

Phonetic and 8/11
Registered: Mtge. to Ivy Abercrombie. Bal. \$749.57 plus
interest. Charge registered as 79385 H. agents
Turner Meakin & Co. Ltd.,
R.P. to J.P. Perrault & M.M. Perrault, #87653 H.

vested: 36166

Unregistered: Quit claim from Perrault & Perrault to Registered
owner.
Conveyance from MacDonald to Hisaoka.
Declaration as to identity of land.

Taxes: 1943. \$53.51 paid, no arrears, no consolidated arrears.

Insurance: \$2000, Exp. 29/3/45. Prem. \$11.00.

Assessed Value: Land \$275.00

Improvements \$1400.00

Valuation by Appraiser: \$1500.00

Amount of Bid: \$1500.00

Approved by Advisory Committee: 18/8/43.

Paid as shown in attached letter; \$1500.00

Name of transferee as attached letter. Mary Bergnach, wife of Tony
Bergnach, 4825 Manor Road, Vancouver.

ADMINISTRATION.

MS
Tenancy: Rented at \$20.00 per month.

Chattels.: Yes. In locked room in basement (Report on 6640).

MEMORANDUM

To: Mr. Wilson (Russell)

From: A. G. Harkins.

Re: 3396 Tapes St. Vancouver
17/4/ Dec 26 10¹⁵ T H S L. Smelling

Acceptance of a bid of ^{1500⁰⁰} on the above property is being recommended to the Secretary of State.

Transmission of ownership to the Secretary of State and Deed from the Secretary of State to the purchaser are to be prepared by the Titles Department.

Will you please examine the file carefully, assuring yourself that all necessary evidence of title is therein, namely:

- A. Certificate of encumbrance showing -
 - (1) Name of owner and legal description clearly identified with that of the Japanese owner and his property.
 - (2) Filing of vesting order.
 - (3) Encumbrances.
- B. Copies or detailed memoranda of all encumbrances shown on the title together with certified statements of the position of each.
- C. Statements of all other charges such as taxes, water rates, dyking or other charges including unregistered charges such as option agreements, hypothecations, or other interests.

A memorandum outlining the above is to be prepared and submitted to Mr. Macpherson who will prepare the transmission and conveyance. Would you please prepare such memorandum as soon as possible attach it to the file and return the file to me.

Further than this, wherever the property is tenanted, all details of rental arrangements should be on file, with copies of leases and particulars of chattels in order that -

1. Adjustments relative to rents may be made as between vendor and purchaser.
2. Special arrangements relative to rent for chattels as apart from buildings may be made, if this is not already the case, or
3. Chattels may be moved or otherwise disposed of either before or after possession is given to the purchaser.

It will be the duty of the Administration Department to see that each file covering property to be transferred by the Secretary of State contains all the information above referred to and that the member of the department dealing with each property should be in a position to consult with and agree with the Real Estate agent in each case as to the adjustments of the purchase price, as at the date of the sale.

The Real Estate agent will be advised to prepare a statement of adjustments as at a given date which will be submitted to the Administration Department for approval and appropriate action.

Aug 23/43

A. G. H.

File No. 6640

-- SUMMARY --

September 16th, 1946

-- REAL ESTATE --

Reg. No. 09141

Catalogue No:- 157
Japanese Name: Ayako(Mrs. Bunji) HISAOKA
Civic Address: 3396 Napier St. Vancouver, B.C.
Legal Description: Lot 17, Block 4, Westerly half of Section 26, Plan 2538-
Town of Hastings, Suburban Lands, City of Vancouver, B.C.
Classification: Dwelling

Registered in the name of: John Angus MacDonald subject to Mortgage of \$1100.00 to Ivy Abercrombie and subject to Right to Purchase. For more particulars see Certificate of Encumbrance of May 7, 1943 on file. The title was irregular at the time. This was subsequently remedied by the filing of Quit Claim Deed Perrault to McDonald, Deed McDonald to Ayako HISAOKA and Declaration of Laura E. MacDonald. As Ivy Abercrombie was regarded of unsound mind, the Committee named to represent her executed a Release of the Mortgage as November 9th, 1943, on payment of the remaining balance due under the above mentioned Mortgage thereby leaving the title in the name of Ayako HISAOKA, free of encumbrance.

Title: Clear, as noted above.
Sold to: Mary Bergnach for \$1500.00 Cash as August 21, 1943.
Title delivered to: H.G. Watson, Agent for Mary Bergnach as Dec. 9, 1943.
Certificate of Title No. 93939-L. Adjustments made.

Funds released to account of: Ayako HISAOKA as December 8, 1943.

Chattels: Not involved.
Fire Insurance: Transferred to the purchaser.

Remarks: These premises were placed in the hands of A. Litt of 3402 Napier Street, Vancouver, B.C. by the HISAOKAS for administration. This arrangement was allowed by the Custodian to continue and his efforts were effective and helpful in the handling of this property. The Tenant was a Mr. A. Anderson at a rental of \$20.00 per month. In November 1942 the furnace required repairs at a cost of \$24.75. With the small additional expenditure of \$2.50 in May 1943 repairing roof, there seems to have been no further outlay for upkeep.

No unusual attention was required of this office in the

(over)

File 6640
SUMMARY - REAL ESTATE - continued

September 16th, 1946

Remarks: administration of the premises.

Assessed Valuation 1943

Land	---	275.00
Improvements	---	<u>1400.00</u>

Appraisal	\$1500.00
Sale price -	\$1500.00

The above Summary is certified to be
in accordance with the information on file,
September 16th, 1946.


B.A. Dusenbury,
Administration Department.

File No. 6640/1

Name. HISAOKA, Ayako (Mrs. Bunji)

Civic Address. 3396 Napier Street, Vancouver, B. C.

Legal Description. Lot 17, Block 4, Westerly half($\frac{1}{2}$) of Section 26,
Town of Hastings, Suburban Lands, Plan 2588.

Classification. Dwelling.

-----SOLD-----

This property has been sold to Mary Bergnach, wife of Tony Bergnach,
of Vancouver. See Mr. Shear's letter of August 21,
1943.

1943

Dec. 21st

Mr. Green's memo re chattels

1944

Jan. 27th

Memo re Claims (M42)

June 17/44 " " Chattels

(This file requires no further attention
with the exception of the protection of
the chattels and the disbursement of the
proceeds from the sale of the property)

09141	NAME HISAOKA, Ayako (Mrs. Bunji)		FILE NO. 6640			
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Union Fire & accident & General Ins. Company	<i>Cancelled - Sept 26/44</i> D 24075	\$500.00	June	26	1945	3396 Baylar Street Vancouver, B. C.
Newark Fire Insurance Company	<i>Transferred to new owner - Baynash - 9-11-44</i> 88592	\$2000.00	March	29	1945	3396 on South side of Baylar St Lot 17, Block 4, W ₂ of Sec. 26. Vancouver, B. C.
	</					

File No. 6640

--- SUMMARY ---

September 16th, 1946

-- FIRE INSURANCE --

Re:- Ayako (Mrs. Bunji) HISAOKA,
Reg. No. 09141

Dwelling:

Fire Insurance was maintained in the sum of \$2000.00 while required and was transferred to the purchaser as of date of sale. The Policy was delivered to H.G. Watson, Agent, for the purchaser as December 9, 1943. A Return Premium of \$5.96 was allowed Mrs. HISAOKA in the adjustments.

Contents:

These were insured for \$500.00 while required and the said insurance was cancelled as Sept. 26, 1944 on advice of removal of remaining effects. A Return Premium to account of Mrs. HISAOKA of 45 cents is indicated.

The above Summary is certified to be in accordance with the information on file, September 16th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

100-10000

640/09/41

Nº 1134

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at: Vancouver, B.C.
Date: Sept. 19th, 1945

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

Custodian Fee ~~200.00~~ ----- \$ 77.50

Cash ~~10.00~~ ----- \$ 11.160.00

\$ 11,931.50 ✓

Income Tax Refund 1945 indicated

[Signature]
for Comptroller of the Treasury

WT7

Ontario. 1.

G-657-A

6640

DEPOSIT FORM

Reg. No.

09141

NAME:

HISAOKA

Ayako

(please print)

Surname

Given Name

Cheques (must be certified)		Cash	Dollars	Cents
List Bank Name and Branch	Amount	X 1		
		X 2		
		X 5		
		6 X 10	60	-
		X 20		
		X 50		
		11 X 100	1100	-
		Total Bills	1160	-
		Silver		
		Copper		
		Total Cheques		
		Total Amount	1160	-
		Teller's Initials		

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ 771.59
now on deposit with the Custodian. Yes; _____ No: _____I wish to take with me only the amount of the Government Guarantee
Yes _____ No _____

Date: _____, 1946

OR

I have no money to turn in.

Date: _____, 1946

Signature

Ayako Hisaoka
Signature

Custodian Ace Bolame
\$771.59
SEP 19 1946
OK. *[Signature]*

C.T. JAP.2 - WORKSHEET

Ref. No. 09121...

The following has been turned in by HISADOKA for which C.T. Jap.2 is to be issued.

C.T. Jap.2 issued . . . 1134

To be Negotiated
by Custodian

Available for immediate
transfer on C.T. Jap. 1

1658 771.59
1000 1160
\$ 1931.59

Remainder August 1945 inventory

no dup

1658 # 2087.

1931.59

LAND REGISTRY OFFICE

Vancouver, B.C.,

1/10 1943

No.

90759

In the name of

A. Nisaka

This registration has been completed. The Certificate of Title remains on file on behalf of all persons interested.

See section 162, "Land Registry Act."

Yours truly,

W. C. BROWN,

Registrar.

Per

79385

"A"

This Indenture,

made the thirtieth day of May in the year of our
 Lord one thousand nine hundred and forty-two

In Pursuance of the "Bills of Sale Act"

Between Mr. Bunji Hisaoka, 215 E. Cordova, Vancouver, B.C.
 Occupation: Boatbuilder.

Insert full Name,
 Address and
 Occupation of
 Parties.

(hereinafter called the Grantor) of the First Part
 AND

Mr. Archie Litt, 3402 Napier Street, Vancouver, B.C.
 Occupation: Mushroom grower.

(hereinafter called the Grantee) of the Second Part

Whereas, the Grantor is possessed of the goods and personal chattels hereinafter set forth, described and enumerated, and hath contracted and agreed with the Grantee for the absolute sale to him of the same, upon the terms and considerations hereinafter set forth.

Now this Indenture Witnesseth, that in pursuance of the said Agreement, and in consideration of the sum of seventy-five dollars (\$75.00).

of lawful money of Canada, paid by the said Grantee to the said Grantor, at or before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged), the said Grantor hath bargained, sold, assigned, transferred and set over, and by these presents Doth bargain, sell, assign, transfer and set over unto the Grantee:

All those the said goods and personal chattels described and enumerated as follows:

one electric refrigerator, ^{SERIAL} sales number 21926, motor number 807.

All of which goods and personal chattels are now in the possession of Mr. Archie Little and are situate, lying and being in,

upon or about 3402 Napier Street,
in the City of Vancouver
in the Province of British Columbia.

And all the right, title, interest, property, claim and demand whatsoever, both at law and in equity, otherwise howsoever, of the said Grantor, of, in, to, and out of the same, and every part thereof:

To have and to hold the said assigned goods and personal chattels and each and every of them and every part thereof, with the appurtenances, and all the right, title and interest of the said Grantor thereto and therein, as aforesaid, unto and to the use of the said Grantee, to and for his sole and only use Forever:

And the said Grantor Doth hereby Covenant, Promise and Agree with the said Grantee, in manner following, that is to say:
That the said Grantor is now rightfully and absolutely possessed of and entitled to the said hereby assigned goods and personal chattels, and every of them, and every part thereof: And that the said Grantor now has in himself good right to assign the same unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents: And that the said Grantee shall and may from time to time, and at all times hereafter, peaceably and quietly have, hold, possess and enjoy the said hereby assigned goods and personal chattels and every of them, and every part thereof, to and for his own use and benefit without any manner of hindrance, interruption, molestation, claim or demand whatsoever, of, from or by him, the said Grantor, or any person or persons whomsoever: And that free and clear, and freely and absolutely released and discharged, or otherwise, at the cost of the said Grantor, effectually indemnified from and against all former and other bargains, sales, gifts, grants, titles, charges and incumbrances whatsoever:

And moreover, that the said Grantor, and all persons rightfully claiming, or to claim, any estate, right, title, or interest of, in or to the said hereby assigned goods and personal chattels and every of them, and every part thereof, shall and will from time to time, and at all times hereafter upon every reasonable request of the said Grantee, but at the cost and charges of the said Grantee, make, do and execute, or cause or procure to be made, done and executed, all such further acts, deeds and assurances for the more effectually assigning and assuring the said hereby assigned goods and personal chattels unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents as by the said Grantee or his Counsel shall be reasonably advised or required.

Wherever the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require, and shall include the parties, hereto, their and each of their heirs, executors, administrators, successors and assigns, respectively.

In Witness Whereof the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

SIG. OF WITNESS:

ADDRESS

OCCUPATION

Gilbert Swain
254 E. Hastings
Vancouver
Accountant

Gilbert Swain

30th day of

May

sworn before me this
A.D. 1942.

[Signature]
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking Affidavits within British Columbia.

"BILLS OF SALE ACT"

Acknowledgment of Officer of Corporation

I, _____ of _____
(Name of Corporation)

(State whether President, Secretary or Director)

make oath and say as follows:—

1. That the paper writing hereto annexed and marked "A" is a true copy of a bill of sale, and of (or, when an original bill of sale is filed, is a bill of sale together with) every schedule or inventory thereto annexed or therein referred to as made, given, and executed by the said _____
(Name of Corporation)

2. That I, as _____ of the said Corporation, being duly authorized
(State whether President, Secretary or Director)

so to do, did affix the seal of the said Corporation to the said bill of sale, did sign the said bill of sale as _____ of the said Corporation, and did duly deliver the said bill of sale

as the act and deed of the said Corporation on the _____ day of _____ 194____
(State whether President, Secretary or Director)

3. That the head office or chief place of business of the said Corporation in British Columbia is situate at _____ in the said Province.

(State fully the whereabouts of the head office or chief place of business, such as street and number (if any).)

Subscribed to and sworn before me this _____
day of _____ 194____

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

"BILLS OF SALE ACT"

COUNTY OF VANCOUVER

TO WIT: I, Archibald Litt

In the Province of British Columbia, the Grantee in the foregoing Bill of Sale named, make oath and say: That the sale therein made is bona fide and for valuable consideration, namely, the consideration of the sum of \$75.00 (SEVENTY-FIVE DOLLARS) and not for the purpose of enabling me this deponent to hold the goods and chattels mentioned therein as against the creditors of the said grantor; and that said Bill of Sale is not given for the purpose of protecting the goods and chattels mentioned therein against the creditors of the grantor or of preventing such creditors from obtaining payment of any claim against the grantor.

Sworn before me at the City of VANCOUVER, this 30th day of May, A.D. 1942

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

Bill of Sale

(ABSOLUTE)

The Charles & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 13

—TO—

Mr. Archie Litt, 3402 Napier Street,
Vancouver, B.C.

Mr. Bungt Hisaoka, 215 East Cordova Street,
Vancouver, B.C.

Dated 30th May 1942

"BILLS OF SALE ACT"

COUNTY OF

1. Gilbert Swain,

TO WIT: as follows:

make oath and say

1.—That the paper-writing herunto annexed, and marked "A", is a true copy of a Bill of Sale and every Schedule or Inventory thereto annexed, or therein referred to, and of every attestation of the execution thereof, as made and given and executed by

on the 30th

one thousand nine hundred and forty-two.

3.—That I was present and did see the said Bungt Hisaoka

sign and execute the same on the said 30th

in the year aforesaid.

4.—That the said Bungt Hisaoka,

said Bill of Sale, resided and still resides at 215 E. Cordova St.,

and then was and still is boat-builder.

5.—That the name Gilbert Swain

attesting the due execution thereof, is of the proper handwriting of me, this deponent, and that I reside at 3402 Napier St., Vancouver, B.C.

and am an accountant.

Subscribed to and sworn before me this 30th

day of May

City

A.D. 1942

Vancouver, the Province of British Columbia

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

COPY

This Indenture

made in duplicate the Twenty-ninth day of March
one thousand nine hundred and thirty

In pursuance of the Act Respecting Short Forms of Mortgages:

Between JOHN ANGUS MACDONALD, of 2634 Napier Street, City
of Vancouver, Province of
British Columbia,

(hereinafter called "the Mortgagor") of the FIRST PART

AND

IVY ABERCROMBIE, of "The Hermitage," 47th Avenue and
McCleery Street, City of Vancouver,
Province of British Columbia.

(hereinafter called "the Mortgagee") of the SECOND PART

AND

(hereinafter called " ") of the THIRD PART

WHEREAS the Mortgagor is seized of both the legal and equitable estate in the lands hereinafter described, and has applied to the Mortgagee for a loan upon mortgage thereof.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of One Thousand

One Hundred (\$1,100.00)----- Dollars
of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt
whereof is hereby acknowledged), the said Mortgagor DOTH GRANT AND MORTGAGE unto the
said Mortgagee, his heirs and assigns forever, ALL that certain parcel or tract of land situate in
the City of Vancouver, Province of British Columbia and more
particularly known and described as Lot Seventeen (17), Block four
(4), West half of Section twenty-six (26), Hastings Townsite,
suburban lands Plan No. 2588.

State Full Name
Address and
Occupation

State Full Name
Address and
Occupation

State Full Name
Address and
Occupation

Description
of Property

PROVIDED this Mortgage to be void on payment of the sum of One Thousand One Hundred (\$1,100.00) ----- per cent. per annum, as well after as before maturity, as follows: The sum of \$1,100.00 is to be paid on the 1st day of April, 1935, interest for the same at the rate aforesaid payable by equal quarterly instalments of \$20.65 on the 1st day of January, April, July and October in each and every year until the whole principal sum of \$1,100.00 is fully paid and satisfied without any deduction whatsoever.

Provided that all payments of Principal and Interest are to be made at the office of Turner, Meakin & Co., 446 Seymour Street, City of Vancouver, Province of British Columbia.

Terms and Interest

the first payment of interest to be made on the First day of July next (1935), arrears of both principal and interest to bear interest at the rate above mentioned, and such interest on arrears to be a charge on the land and in the same manner as all other money hereby secured. And taxes and performance of Statute Labor.

THE said Mortgagor covenants with the said Mortgagee that the Mortgagor will pay the mortgage money and interest and observe the above proviso, and that the Mortgagor has a good title in fee simple to the said lands.

And that he has the right to convey the said lands to the said Mortgagee. And that on default the Mortgagee shall have quiet possession of the said lands free from encumbrances.

And that the said Mortgagor will execute such further assurances of the said lands as may be requisite.

And that the said Mortgagor has done no act to encumber the said lands.

Insurance

AND that the Mortgagor will insure and keep insured the buildings on the said lands to the amount of not less than the full insurable value thereof in dollars currency; AND it is agreed that the Mortgagee may require any such insurance to be cancelled, and may effect the same in the office of any company named by the Mortgagee, and generally of his own accord may effect and maintain any insurance herein provided for; AND any amount or amounts paid by the Mortgagee in respect thereof shall be payable by the Mortgagor to the Mortgagee forthwith on demand, and if not so paid such amount or amounts shall bear interest at the rate aforesaid (such interest to run from the date of the making of such demand) and shall be added to the mortgage debts and be a charge upon the said lands.

AND the said Mortgagor doth release to the said Mortgagee all his claims upon the said lands. Subject to the said proviso. The said Mortgagor covenants with the said Mortgagee that he will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisos herein contained, the principal hereby secured shall, at the option of the Mortgagee, forthwith become due and payable, and in default of payment the powers of sale hereby given may be exercised.

Default

PROVIDED that the said Mortgagee on default of payment for one month may on 10 days notice enter on and lease or sell the said lands. And provided also that in case default be made in payment of either principal or interest for three months after any payment of either falls due, the said powers of entering and leasing or selling or any of them may be acted upon without any notice by the said Mortgagee. And also that any contract or sale made under the said power may be varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale may be either by public auction or private contract, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold.

PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for arrears of principal in the same manner as if the same were arrears of interest.

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

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, moneys, liens, cost of suit or matters relating to liens or encumbrances on said lands, or pay property, mortgage or income tax imposed, or that may be imposed on the Mortgagee or the Mortgagor in respect of this property or Mortgage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage, and valuers' fees, together with all costs and charges, including all solicitors' charges and commission for the collection of any overdue interest, instalment of principal, insurance premiums, and all other monies whatsoever payable by the Mortgagor hereunder, which may be incurred by taking proceedings of any nature in case of default by the Mortgagor, and the amount so paid or incurred shall be a charge on the said lands in favor of the Mortgagee and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other powers thereunto enabling, shall be forthwith exercisable.

PROVIDED that the hereinbefore mentioned notice of exercise of power of sale or lease, or either, may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the county or district in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said powers shall not be affected.

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

AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, and such rent when so paid to be in satisfaction of such payment of interest. Provided the Mortgagee may in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

IT IS AGREED that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off.

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

AND ALSO IT IS AGREED that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except upon payment of interest thereon at the rate aforesaid in full to date of payment, and a further sum equal to three months' interest thereon as aforesaid by way of bonus.

default be made and the mortgage moneys be recov-

Signed:

J. A. MacDonald

REPAYMENT CLAUSE

PROVIDED always and it is hereby agreed and declared that the said Mortgagor, his or her heirs, administrators, and assigns on his or her having kept and observed all the covenants and made all the payments in the manner and upon the terms within mentioned shall be permitted on any of the within mentioned days set apart for payment of interest to pay the said principal sum of \$1,100.00 at any time on or after the 1st day of April 1931 and before the time herein set apart for payment of the said Principal sum on paying to the said Mortgagee, his or her heirs, administrators and assigns, a bonus equal to three months' interest on the amount of Principal so paid.

executors,
places.

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

In Witness Whereof the said parties have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signed: F. N. Turner
446 Seymour Street
Vancouver, B. C.

Signed:

J. A. Macdonald

State Full Name
Address and
Occupation of
Witness

Declaration
of Witness

I, _____
of the _____
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by _____
the part _____
thereof, for the _____
2. The said instrument was executed at _____
and that _____
3. I know the said part _____
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
SWORN before me at _____
in the Province of British Columbia, this _____
day of _____
19 _____

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

COPY
Dated 29th March 1930
JOHN ANGUS MACDONALD
TO
IVY ABERCROMBIE
Mortgage
R.C.L. FORM NO. 22
Lot 17, Block 4, West half
of Section 26, Hastings
Townsite, suburban lands
Plan No. 2588
TURNER, MAKIN & CO. LTD.
446 Seymour Street
Vancouver, B. C.
ROSE, COWAN & LATTI LTD. * LEGAL FORM PRINTERS
748 SEYMOUR STREET, VANCOUVER, B. C.

For Maker

I HEREBY CERTIFY that on the _____
at _____
in the _____
day of _____
19 _____
of _____
nine hundred and _____
of _____
IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at _____
British Columbia, this _____
day _____
in the year of our Lord one thousand _____

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, either set the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

1140
A 48/1938

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER of Chapter 162 of the Re-
vised Statutes of British Columbia, 1936,

- and -

IN THE MATTER OF IVY ABERCROMBIE, a person
who through mental infirmity arising from
disease or age or otherwise, is incapable
of managing her affairs.

New Westminster
Sep 17 1941
Registry

B.C.L.S.
604

BEFORE THE HONOURABLE :
MR. JUSTICE SIDNEY SMITH : Monday, the 15th day
IN CHAMBERS : of September, A.D. 1941

UPON the application of Clara Jacoba de Vos van Steenwyk
the committee of the estate of the above named Ivy Abercrombie,
and upon reading the Order of the Honourable Mr. Justice Murphy
herein dated the 26th day of March, 1938 and the Order of the
Honourable Mr. Justice Sidney Smith herein dated the 21st day of
June, 1941, the affidavit of Clara Jacoba de Vos van Steenwyk
sworn the 13th day of September, 1941 and filed herein, the
affidavit of Matthew A. van Rog en sworn the 15th day of September,
1941 and filed herein, and the affidavit of John Valentine Glyne
sworn the 15th day of September, 1941 and filed herein and the
consent of Robert Henry Wendelin Keyserlingk dated the 18th day
of July, 1941 and filed herein and upon hearing Mr. M. A. van
Roggen and Mr. J. V. Glyne of counsel on behalf of the said Clara
Jacoba de Vos van Steenwyk;

IT IS ORDERED that the bond herein furnished by the said
Clara Jacoba de Vos van Steenwyk dated the 30th day of March, 1938
for the due performance of her duties as committee aforesaid be
vacated and discharged and that Clara Jacoba de Vos van Steenwyk
and Robert Henry Wendelin Keyserlingk be and they are hereby
appointed jointly the committee of the estate of the said Ivy
Abercrombie without the necessity of furnishing security during
the life of the said Clara Jacoba de Vos van Steenwyk;

AND IT IS FURTHER ORDERED that the said Clara Jacoba
de Vos van Steenwyk and Robert Henry Wendelin Keyserlingk be and

they are hereby authorized to exercise on behalf of the said Ivy Abercrombie until further order, all or any of the powers contained in Chapter 162 of the Revised Statutes of British Columbia, 1936 and Amending Acts as are made exercisable by a committee of the estate of a lunatic without further application and in particular that the said Clara Jacoba de Vos van Steenwyk and Robert Henry Wendelin Keyserlingk be and they are hereby authorized on behalf of the said Ivy Abercrombie in their own names or in the name of either one of them or in the name of the said Ivy Abercrombie to receive and give valid receipts for all monies due to the said Ivy Abercrombie for principal, interest and otherwise and for all dividends, interest income rents and profits accruing due and to accrue due from the estate of the said Ivy Abercrombie and for all monies whether for principal interest dividends income and all arrears thereof to which the said Ivy Abercrombie is now or may hereafter become entitled and to receive and give valid receipts for all monies standing in the name of or deposited in the name of or for the benefit of the said Ivy Abercrombie, and for such purposes to sign in the name of the said Ivy Abercrombie or in the names of either one of them any cheques drafts or orders for payment or receipt of any money, and payment of any or all of the said monies to the said Clara Jacoba de Vos van Steenwyk or Robert Henry Wendelin Keyserlingk or either of them shall be deemed to be a full release and discharge from the said Ivy Abercrombie to any parties paying the same to the said Clara Jacoba de Vos van Steenwyk and Robert Henry Wendelin Keyserlingk or either of them;

AND IT IS FURTHER ORDERED that the said Clara Jacoba de Vos van Steenwyk and Robert Henry Wendelin Keyserlingk be and they are hereby authorized and empowered on behalf of the said Ivy Abercrombie to take possession and control of all the assets of the said Ivy Abercrombie and to manage preserve and control any real property and appurtenances of the said Ivy Abercrombie and for such purpose to expend such monies required in necessary repairs taxes insurance and other outgoings in respect of such real

New Westminster
Sep 17 1941
Registry

property and to pay out of the monies received by them belonging to the estate of the said Ivy Abercrombie all the legitimate debts of the said Ivy Abercrombie now due or to accrue due and any other charges against her or her estate.

AND IT IS FURTHER ORDERED that Clara Jacoba de Vos van Steenwyk and Robert Henry Wendelin Keyserlingk be and they are further authorized to sell and transfer as and when they can advantageously do so such of the shares stocks bonds and securities and real estate belonging to the said Ivy Abercrombie as they may think necessary and for such purpose to execute such deeds conveyances assignments transfers or other documents in the name of the said Ivy Abercrombie or in the name of Clara Jacoba de Vos van Steenwyk and Robert Henry Wendelin Keyserlingk or either of them as may be necessary or convenient;

AND IT IS FURTHER ORDERED that the said Clara Jacoba de Vos van Steenwyk and Robert Henry Wendelin Keyserlingk be and they are hereby authorized to pay out of the monies received by them belonging to the estate of the said Ivy Abercrombie all necessary and proper expenses from time to time for the care and maintenance of the said Ivy Abercrombie and to invest the surplus thereof in any investments for the time being authorized for investment of funds of Canadian Life Insurance Companies under the provisions of the Insurance Act being Chapter 101 of the Revised Statutes of Canada 1927 and Amending Acts or under the provisions of any Act or Acts passed in substitution therefor.

AND IT IS FURTHER ORDERED that the costs of the said Clara Jacoba de Vos van Steenwyk and Robert Henry Wendelin Keyserlingk of ~~the~~ incidental to ~~and~~ consequent upon this said application be paid out of the estate of the said Ivy Abercrombie.

AND IT IS FURTHER ORDERED that the said Clara Jacoba de Vos van Steenwyk and Robert Henry Wendelin Keyserlingk shall be at liberty to apply from time to time for such further directions as to them may seem meet.

Vol. 38 Fol. 455
ENTERED
Sep 17 1941
L. A. Menendez
DISTRICT REGISTRAR

Sidney Smith
J.

No.

90750



LAND REGISTRY ACT.
FORM A. (Section 124.)

90759

Application for Registration of Fee-simple.

Date Sept. 18th, 1943I, Walter Preth Edmonds

solemnly

declare that I am ~~Solicitor for~~ the duly authorized Agent of Ayako HISAOKA

and that she is] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is
Ayako HISAOKA, Housewife, Greenwood, B.C.

Formerly of 3396 Napier St., Vancouver, B.C.

* Not applicable where the applicant is a corporation. Strike out words not applicable.

I am a British subject.* [Or]

~~I am not a British subject.*~~ [Or]

I am informed by

(Adapt to suit circumstances.)

and verily believe, that the person so entitled to be registered as owner is a British subject [or] is not a British subject.*†

The fee-simple is registered in Vol. , Fol. , of the Register.

† For use where the application is made by a solicitor or agent.

DESCRIPTION OF LAND.

MUNICIPALITY OR ASSESSMENT DISTRICT.	LOT OR SECTION.	ADMEASUREMENT OR ACREAGE.
<u>Vancouver, B.C.</u>	<u>Lot 17, Block 4, Westerly half of Section 26, Town of Hastings Suburban Lands, Plan 2588.</u>	<u>Lot</u>

LIST OF INSTRUMENTS.

DATE.	PARTIES.	CHARACTER OF DEED.
<u>1933 April 13th</u>	<u>Quit Claim Deed Joseph Phillip Perrault and Margaret Mary Perrault to John Angus MacDonald</u>	<u>Quit Claim Deed</u>
<u>1934 March 2nd.</u>	<u>John Angus MacDonald to Ayako Hisaoka.</u>	<u>Deed Hold Title to Order of owner.</u>
<u>1942 April 2nd.</u>	<u>Declaration of Laura E. Macdonald as to change of description of Block No. in Deed.</u>	<u>Please send acknowledgement to applicant.</u>
<u>1943 Sept. 3rd.</u>	<u>City of Vanc.-Tax Certificate No. 5219. Subject to Custodian Filing No. 36166.</u>	

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is Fourteen hundred dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, (in the case of a Solicitor or Agent, add) and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, (in the case of an Agent, add) and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

DECLARED before me this 11th

September

day of 1943

at Vancouver, British Columbia.

(Signature)

Walter Preth Edmonds

(Full Post-office address)

c/o Custodian of Enemy Property
For mailing notices and documents. 506 Royal Bank Bldg, Vancouver, B.C.

Do not write outside this side-line. Space reserved for binding.

Copy.

DOMINION OF CANADA:
Province of British Columbia,

TO-WIT:

In Re LAND REGISTRY ACT

And

Lot 17 of Block 4, of the
West half of Section 26,
Hastings Townsite, Suburban
Lands, Map No.2588.

J.O.Gin
I, *Laura E.* MacDonald, widow of #2634 Napier
Street, of the City of Vancouver, in the Province of British
Columbia, DO SOLEMNLY DECLARE:-

1. That I am the widow and personal representative
of John Angus MacDonald, deceased, who is the registered owner
of the above described lands.

2. That on the 2nd of March, 1934, the said John
Angus MacDonald executed a conveyance to the above described
lands to one Ayoka Hisaoka but through inadvertence the words
"Block Thirty (3) District Lot Four (4)" were inserted in the
legal description instead of the words "Block Four (4)".

3. That I had personal knowledge of the said trans-
action and know that the property purchased from my deceased
husband John Angus MacDonald by the said *J.O.Gin* Ayoka Hisaoka was the
parcel of real estate described as Lot 17 of Block 4, of the
West half of Section 26, Hastings Townsite, Suburban Lands,
Map No.2588, and Numbered 3396 Napier Street, Vancouver, British
Columbia.

AND I make this solemn Declaration conscientiously believing it
to be true and knowing that it is of the same effect as if made
under the "CANADA EVIDENCE ACT".

Real
DECLARED before me at the
City of Vancouver, in the
Province of British Columbia,
this 25th day of April A.D. 1942.

J.O.Gin
A NOTARY PUBLIC in and for the
Province of British Columbia.

"*Laura E. Macdonald*"

Copy.

This Indenture

Made the Second day of March, in the year of our
Lord one thousand nine hundred and thirty four

In Pursuance of the "Short form of Deeds Act"

Between

JOHN ANGUS McDONALD,
of 2634 Napier Street, Vancouver in the
Province of British Columbia, Builder

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

(hereinafter called the "Grantor")

AND

Ayako Hisaoka of 3396 Napier Street,
Vancouver in the Province of British Columbia

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of Three Hundred

Dollars of the lawful money of Canada now paid by the said Grantee to the said
Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor,
J.A. Mac
J.M. DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER: Subject
A.H. to Registered Mortgage No. _____

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying
and being in and known as Lot Seventeen (17) Block Thirty (30)
District Lot Four (4) West half of Section Twenty Six (26) Hastings
Townsite in the City of Vancouver in the Province of British
Columbia Map 2588.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or

hereafter assessed, and also to a mortgage, dated 29th day of March, 1930 in the sum of Eleven hundred dollars and made between the said John Angus Macdonald as mortgagor and Guy Abercrombie as

J.M.
A.H.

Mortgagee which the Grantee agrees to assume and pay on due date.

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

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

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

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

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

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature } John Mulgrew"
of Witness }
Street Address 2443 East Hastings St.,
City or Town Vancouver, B.C.
Occupation of Witness Notary Public

"John Angus MacDonald."

"Ayako Hisaoka"

FOR MAKER

I HEREBY CERTIFY that, on the Second day of March 1934, at Vancouver, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of Ayako Hisaoka), who is personally known to me, appeared before me and acknowledged to me that they are the persons mentioned in the annexed instrument as the makers thereof, and whose names are subscribed thereto as parties, that they know the contents thereof, and that they executed the same voluntarily, and each is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Vancouver, in the Province of British Columbia, this Second day of March in the year of our Lord one thousand nine hundred and thirty-four

Notary Public

(Seal

John Mulgrew

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

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

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }
TO WIT: }

I, of the
of the Province of British Columbia,
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part, and that 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
in the Province of British Columbia, this
day of 19

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

Copy.

This Indenture

made this **Thirteenth** day of **April** in
the year of our Lord one thousand nine hundred and ~~forty~~ **thirty-three**

Between

**JOSEPH PHILLIP PERRAULT, Cook, and his wife
MARGARET MARY PERRAULT, both of 3396 Napier Street,
City of Vancouver, Province of British Columbia,
As Joint Tenants,**

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

hereinafter called the Party of the First Part,

AND

**JOHN ANGUS MacDONALD, Builder, of 2634 Napier Street,
City and Province aforesaid.**

hereinafter called the Party of the Second Part,

Witnesseth that the said party of the first part for and in consideration of **ONE --**

(\$1.00) ----- of the lawful money of Canada
to ~~him~~ **Joseph Phillip Perrault & Margaret Mary Perrault** in hand paid by the said party of the second part, at or before the sealing or delivery
of these presents (the receipt whereof is hereby by him acknowledged) hath granted,
released and quitted claim and by these presents Doth Grant, Release, and **Quit Claim** unto
the said party of the second part, the Estate, Right, Title, Interest, claim and demand
whatsoever both at law and equity or otherwise howsoever and whether in possession or
expectancy of him the said party of the first part of, in, to or out of **All** and singular th
certain parcel or tract of land and premises, situate, lying and being **in the City**
of Vancouver, Province of British Columbia, and more particularly known
and described as Lot Seventeen (17), in Block Four (4) in the West half of
Section Twenty-six (26), in the Town of Hastings Suburban Lands, according
to the registered Map or Plan of the said subdivision deposited in the

Land Registry Office at the City of Vancouver, in the said Province

and numbered 2586.

AS A FURTHER CONSIDERATION the said party of the second
part hereby releases the said parties of the first part from
all the covenants and conditions as contained in a certain
agreement for sale dated the 1st day of September 1930, made
between the parties hereto, and covering the within described
property.

Together with the appurtenances thereunto belonging or appertaining ~~To Have~~ and ~~To Hold~~ the aforesaid lands and premises with all and singular the appurtenances thereto belonging or appertaining unto and to the use of the said party of the second part, subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original Grant thereof from the Crown.

Wherever the singular or the masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them (where the context or the parties so requires)

In Witness whereof the said parties to these presents have hereunto set their hands and seals.

Signed, Sealed and Delivered

In the presence of

Signature of Witness Charles Edward Hammond

Street Address 3392 Napier St.,

City or Town Vancouver, B.C.

Occupation of Witness Carpenter

Joseph Phillip Perrault (Seal)

Margaret Mary Perrault (Seal)

For the Secretary (or other officer) of a Corporation

I, **Joseph P. Perrault**, do hereby certify that, on the _____ day of _____, 1943, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, and that he is the person of the said _____ and affixed the seal of the _____ to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and after the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.
NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Quit Claim Deed

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 11

JOHN A. MacDONALD

JOSEPH P. PERRAULT
&
MARGARET M. PERRAULT
—TO—

Dated April 13th 1943

FOR MAKER (INCLUDING MARRIED WOMEN)

I, **Joseph P. Perrault**, do hereby certify that, on the _____ day of _____, 1943, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, appeared before me and acknowledged to me that _____ the maker thereof, and whose name _____ executed the same voluntarily, and _____ of the full age of twenty-one years, IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.
NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

I, **Charles Edward Hammond**, of **Vancouver**, in the Province of British Columbia, do hereby certify that, on the _____ day of _____, 1943, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.
NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Catalogue No. 157

File No. 6640/1

3396 Napier Street, Vancouver

17/4/W₂Sec.26/T.H.S.L./2588

ADJUSTMENTS

As of August 21, 1943.
132 days to go.

Debit purchaser

132/365 x \$ 53.51	taxes for 1943	\$ 19.35
132/184 x \$ 7.55	water July to Dec.	5.42
39/72 x \$ 11.00	insurance premium Ex. 29/3/45	5.96

Registration fees on deed. \$1500.00	7.25
--------------------------------------	------

Total Debits	\$ 37.98
--------------	----------

Credit purchaser

Proportion rents for month of Aug. 10/31 x \$19.75	\$ 6.40
--	---------

Total Credits

Total Debits

\$ 6.40
37.98

Net Debit due from purchaser

\$ 31.58

File No. 6640/1
Catalogue No. 157
3396 Napier Street
17/4/26W/T.H.S.L.

Receipt of Certificate of Title No. 93939-L is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the sale
to me of property covered by the said certificate have been settled.
Receipt is also acknowledged of Newark Fire Insurance Company policy
No. 88592 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 9th day of December 1943.

Agent

H. J. Watson
for Mary Bergnech.

File No. 6640
Reg. No. 09141

Avako HISAOKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 July 23	Balance as per statement sent	\$	\$ 30.67	
August 6	Rents collected Commission & Water	7.80	20.00	
August 21	Balance rents to date (Nett) Credit re Sale of Property		13.35 666.80	
August 23	J. O. Gill - account paid	35.00		
September 4	Registration of Quit Claims Land Registry Office - Certificate of Encumbrance	8.05 1.00		
December 18	Sale of washing machine Freight charges on effects	19.78	35.00	
1944 July 29	Proceeds Auction Sale		198.19	
July 31	A. H. Young - account paid	35.00		
August 1	Proceeds Auction Sale		74.93	
September 29	Fire Insurance premium refund		.45	
November 22	Vancouver General Hospital - account paid Dr. F. P. Patterson - account paid	46.10 100.00		
1945 February 15	Arrears of rent to B. C. Security Commission	22.50		
March 6	Proceeds Auction Sale		6.89	
		\$ 275.23	\$1,046.28	

CR \$ 771.05

LP

STATEMENT RE SALE OF:

Name: HISAKA, Ayako #09141

Catalogue No: 157

File No: 6640

Street Address: 3396 Napier Street, Vancouver, B. C.

Legal Description: 17/4/W; 26/2568

Date of Sale and Adjustments August 21, 1943.

Sale Price		\$1,500.00
Real Estate Agents Commission	\$75.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	4.50	
Encumbrances:		
Unpaid Vendor		
Mortgage	775.43	
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		5.96
Taxes		19.35
Water		5.42
	\$ 863.93	\$ 1,530.73
Net Proceeds credited to your account	as of Aug. 21/43.	\$666.80

August 17, 1945.

Date:.....

George Peters

Compiled by:.....

HISAOKA, Ayako
3396 Napier St., Vancouver, B. C.
Evac. File 6640



Picture Taken April 9, 1943

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN

(d) Holder as Mortgagee _____ Equity \$ _____

Mortgagor _____

(2) Cert. of Title No. 52948 K In the name of John Angus Macdonald

(3) Property address 3396 Napier Street Mun. City of Vancouver

(4) Legal description West 1/2 of Lot 17, Blk. 4, Sec. 26, Plan 2588, N.W.D. T.H.S.L.
(Dwelling--4 rooms) L.R.O. _____

(5) Vested in the Custodian _____ Certificate of Encumbrance _____

(6) If Agricultural Lands: Type of Farm _____
Acreage _____ Crops _____
S.S.B. No. _____

(7) ASSESSED VALUE: LAND \$ 275.00 IMPROVEMENTS \$ 1400.00

(8) Appraised value if any: Land \$ _____ Improvements \$ _____

(9) Taxes: Current \$ 1943-\$55.54 Arrears \$ \$55.54 (1942) Paid.

(10) Water or other rates: Current \$ _____ Arrears \$ _____

(11) Encumbrance: Mortgage Dated 79385 H Amount \$ _____ Matures _____
Right to Purchase 87653 H.
Payments: Prin. \$ _____ Due _____ Bal. owing \$ _____
Int. rate _____ Due _____ Total owing \$ _____ (R.2.)

(12) Judgments or other charges _____

(13) Leased or rented to _____ Amount \$ \$20.00 per mo.
All or part _____ Chattels included _____
Terms _____
Total owing \$ _____

(14) Insurance: Agent _____ Company Union Fire, Acc. & Gen. Ins. Co.
D-24075 \$500.00 (Furniture) June 26th/45
Pol. No. 88592 Amount \$ 2000.00 House Premium \$ _____ Exp. date Mar. 29/45

(15) If liquidated: Amt. realized \$ _____ Cash \$ _____ Outstanding \$ _____

(16) Agent A. Litt, 3402 Napier Street, Vancouver

Dated this _____ day of _____, A.D. 1943.

Rec'd. by Accounting Dept. _____ Compiled by: G.D.M.

_____ A.D. 1943 *Cud*

File No. 6640

-- SUMMARY --

September 16th, 1946

-- PERSONAL PROPERTY --

Ayako (Mrs. Bunji) HISAOKA
Reg. No. 09141

CHATELS: See Chatels Schedule

LIFE INSURANCE: On Page 3 of Registration of Ayako HISAOKA dated April 28, 1942 is recorded the following:-
"2500.00 Manufacturers Life. Details unknown. Policy at home"
As Life Insurance did not vest with the Custodian, no action was taken by this office.
It is assumed that this is the Life Insurance referred to on Bunji HISAOKA's (file 3352), husband of Ayako HISAOKA.

SPECIFIED ARTICLES: No Cameras, radios, Fire Arms or Vessels are revealed in the registration or the file.
No other Personal Property of Ayako HISAOKA is revealed on the file.

The above Summary is certified to be in accordance with the information on file, September 16th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

File No. 6640

CHATTEL SCHEDULE

September 13, 1946

Re: Ayako (Mrs. Bunji) HISAOKA,
Reg. No. 09141

Declared Art. 28/42.	Sold at Auction	Inventory made by Mr. Litt.	Sold at Auction	Shipped
-------------------------	--------------------	--------------------------------	-----------------	---------

In Storage at Brown
Storage 1716 Main St.
Parlour and Bedroom suites.

Mrs. Hisaoaka

In basement of #3396 Maple St.

Van. 24-14-6-44

Dining-room suite,

Dinner set,

Silverware,

China & glassware

Washing Machine,

Vacuum Cleaner,

Elec. Singer Sewing Machine.

Rugs,

2 Bed. etc.

A.M.C. Refrigerator. (parts) Van. 24-14-6-44

Sold to Mr. Litt
Van. 24-14-6-44

10 pkgs left at Bowman's
Storage, see ltr. 28/4/42. (No. 14-6-44)
See Mr. Spain's memo 16-9-46. on file.

x shipped to Mrs. Hisaoaka

A.M.C. Refrigerator sold to Mr. Litt July 3, 1942.

1 carton dishes	Van. 24-14-6-44	
3 trunks & contents		
1 paper parool & cont.		
1 length garden hose	"	
2 smoker's stumps	"	
1 parcel carpet stair rods	"	
3 Fishing rods	"	
2 rolls linoleum	"	
2 Hair brooms	"	
2 Corn brooms	"	
6 small parlour tables		
6 bottles sauce (presumably)		see ltr. 6-8-42
1 gal. shingle stain	"	
1 kettle	"	
1 Bred Box	"	
1 Deer Head	"	
1 Deer Horns	"	
2 Rubber Mats	"	
1 McCaskey Adding Machine	Van. 25-28/5/44	
1 Metal Scoop		
1 pair garden shears	Van. 24-14-6-44	
1 Outlery Box		see ltr. 6-8-42
1 Box small garden tools	"	
9 framed pictures	"	
1 Pan containing quantity of tableware,		see ltr Litt (6-8-42).
2 small wooden tubs		
4 bottles Certe		
4 Cans old Dutch Cleanser		
3 Sauce Pans	Van. 24-14-6-44	
1 Small Fire Shovel	"	
2 Cartons containing dishes		Mrs. Hisaoaka
1 Garden sprinkling can		
1 Wooden Tub		
1 Carton Copper spikes, approx 35 lbs	Van. 24-14-6-44	
1 Panny Japanese Basket	"	
1 Crook 6 gal.	"	
Cans Ajl		see ltr. Litt (6-8-42) - shipped
1 Glass bowl		

M.A.D. 4

CHATTTEL SCHEDULE

Reg. No. 09121

Declared	Sold at Auction	Inventory made by Mr. Litt.	Sold at Auction	Shipped
see Page 1.	see Page 1.		(2) Mr. Haggan see Mr. Litt. 6-8-42	
		✓ 4 Butcher knives	Van. 24-14-6-44	
		✓ 1 Sewing Machine	" " "	
		✓ 1 Dish Pan	" " "	
		✓ 1 Dining-room suite	" " "	
		✓ 1 Royal Vacuum Cleaner & attach.	" " "	
		✓ 1 Book case	" " "	
		✓ 1 Dresser	" " "	
		✓ 1 Garden Sprinkler	" " "	
		✓ 1 Bench Vice	" " "	
		✓ 1 Mirror	" " "	
		✓ 1 Bed Stand	Van. 25-28-5-44	
		✓ 1 Bed Spring	" " "	
		✓ 1 Chest books	- - -	(per Litts 1st. 6-8-42)
		✓ 1 Umbrella	" " "	
		✓ 1 Lawn mower and Grass Catcher	Van. 24-14-6-44	
		✓ 1 Gramophone	" " "	
		✓ 1 Cedar wardrobe con. cushions	" " "	
		✓ 1 Langley Kitchen range	" " "	
		✓ 1 Gas Range	" " "	
		✓ 2 Hook Benches	" " "	
		✓ 1 Washing Machine	sold to Mr. Litt Van. 24-14-6-44	
		✓ 1 Bird Cage	" " "	
		✓ 1 Pinball Game table	" " "	
		✓ 2 Cupboards	" " "	
		✓ 1 Spade	" " "	
		✓ 1 Horse made table	" " "	
		✓ 1 Coal Pail	" " "	
		✓ 1 Canvas Camp Chair	" " "	
		✓ 1 Axe	" " "	
		✓ 1 Iron rug.	" " "	

M.D. 10

File No. 6640

CHATTEL SCHEDULE

Re Ayako (Mrs. Bunji) HISAKA
Reg. No. 09141

Remarks:- The following chattels were shipped to Mrs. HISAKA, see Mr. Spain's memo on file. June 19/44

- 1 Carton Dishes
- 3 trunks & contents
- 1 Paper parcel & contents
- 1 Glass Bowl,
- 2 Butcher knives
- 1 Umbrella
- 2 Cartons dishes

The following are missing:-

- 1 small parlour table
- 1 Cushion

W.D. Davidson
16/9/46

There are discarded:-

- 2 Iron beds
- 3 window screens
- 1 wire spring
- 1 Pin ball Game Board (broken & incomplete)
- 1 Portable H.M. Gramophone case (no value)

There also appears to be 10 reels of Moving Picture film
taken over by R.G.M.P. Dec. 20/44.

The above mentioned moving picture film was returned to this office
and sent to Custodian warehouse 604 E. Cordova St.
See also Mr. Spain's memo July 4/46 on this file.

W.D.N.

MEMORANDUM

File No.: 6640

May 6th, 1943

To: FILE

From: Mr. Green

Re: Mrs. Bunji (Ayako) HISAOKA

Chattels now seem covered satisfactorily on this file as a list signed by the tenant, Mr. Anderson, appears enclosed with Mr. Litt's letter of July 3rd¹⁹⁴². This has subsequently been acknowledged by Mrs. Hisaoka, less some items received by her, on December 11th. Bowman's Storage also hold ten packages for her.

HFG:IF

See memo Sep 16/46

NAME WISACKA, Agneta (Mrs. Dunif)

REGISTRATION NO. 09241

FILE NO. 6640

The following chattels were sold by public auction at 2022 Powell, Vancouver, B.C. on June 14, 1944

6 Pictures	\$ 0.50
7 Pictures	0.50
Fishing tackle box	2.50
Miscellaneous tools	3.00
Part of Refrigerator Unit	12.00 -
Long handled shears	1.50
Long handled shears	5.50 -
Long handled shears	3.25
Photography equipment	1.75
Japanese lamp and figure	3.25
Miscellaneous	0.75
2 Glass dishes	0.75 -
Tea bottle	3.25
Wicker basket and miscellaneous	0.25
Dish pan and contents	1.25
Porch lamp	1.25
Table lamp	1.50
Table lamp	0.75
Table lamp	1.20
Aluminum Roaster	3.50
Hand made bird cage	0.50
5 Platters	0.70
3 Hummel bowls	1.00
2 Bowls	1.00
2 Bowls and contents	1.10
4 Platters	0.85
2 Vases	0.60
Tray and lunch box	1.90
TOTAL	\$ 55.85
Carried forward	\$
1955 Expenses:	\$
1956 Expenses:	\$

1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918

NAME HTSACKA, Ayako (Mrs. Bunji)

REGISTRATION NO. 09141

FILE NO. 6640

The following chattels were sold by public
 auction at 882 Powell, Vancouver, B.C. on June 14, 1944.

	Brought Forward	\$55.85
Iron pot		1.50
Kitchenware		0.75
Kitchen ware		1.50
Tea pot and tray		1.25
2 Trays and glassware		0.75
4 Trays and belt		2.00
✓ Saucepan, vase and miscellaneous		1.00
✓ Dishes		1.00
✓ Deer Head		3.50
✓ 2 Rubber door mats		1.75
✓ Cushions and dolls		0.50
✓ 2 Cartons of dishes		2.70
✓ 2 Fish nets		2.25
✓ Fishing rod		4.50
✓ Fishing rod		4.00
✓ Fishing rod		1.50
✓ Garden tools		0.60
✓ Garden tools		0.60
✓ Barometer		2.25
✓ Sacker's stand		5.50
✓ Chair		1.00
✓ Dining table and 6 diners		17.00
✓ End table		1.85
✓ Gramophone		2.75
✓ Coffee table		6.50
✓ Small table		2.25
✓ Small table		5.25
✓ Cabinet		7.00
Total	Carried Forward	\$ 138.85
Insurance		\$
Net Proceeds		\$
Amount of cash received		
Balance of cash received		
Remarks		

NAME HISAKA, Ayako (Mrs. Bunji)

REGISTRATION NO. 09141

FILE NO. 6640

The following contents were sold by public
 auction at 992 Povey, Vancouver, B.C. on June 22, 1942

Brought Forward		138.85
Table	\$	5.00
6 Pieces Stair carpet		7.50
Mirror		1.75
Mirror		1.25
Langley Range		5.00 -
Childs cot		2.00
Copper boiler		3.00
Lawn mower		16.50 -
Gas stove		5.00
Vacuum cleaner		10.00 -
3 Rolls of lino		3.50 -
Gas water heater		3.75
Axe and shears		4.25
Garden tools		1.60
Garden tools		2.00
Brooms and rads		0.50
Dresser		9.25 -
Buffet		7.00
Folding camp chair		1.25
2 Boxes and wire netting		3.50
Carton of copper nails		7.75
5 Gallon crock		2.40
Sawdust burner		0.25
Hose		1.50
Car lamp and miscellaneous		2.00
Coal scuttle and miscellaneous		1.25
Bamboo rakes, glass and broom		2.00
Total	\$	<u>248.60</u>
Less Expenses:	\$	
Net Proceeds Credited:	\$	<u><u> </u></u>

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks.

NAME HISAKA, Ayako (Mrs. Bunji)

REGISTRATION NO. 09141

FILE NO. 6640

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on June 14, 1944.

Large Carpet	Brought Forward	\$ 248.60
		10.50

Total		\$ 259.10
Less Expenses:	(Auctioneer's Fee: \$25.90	\$ 60.91
	(Advertising: 6.11	
	(Moving: 28.90	
Net Proceeds Credited:		\$ 198.19

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 24

Remarks.

MEMORANDUM

File: 6640

June 19, 1944.

To: the file

From: Mr. Spain

Re: Mrs. Bunji (Ayako) HISAOKA

3396 Napier Street.

74
All chattels at the above address were moved to the Warehouse at 992 Powell Street and included in Vancouver Auction Number 22. Contents checked with inventory with the following exceptions:-

1 Carton dishes	}	Shipped to Mrs. Hisaoka
3 Trunks & contents		
1 Paper parcel & contents		
1 Glass Bowl		
2 Butcher Knives		
1 Umbrella		
2 Cartons Dishes	}	Missing
1 Small Parlor Table		
1 Cushion		
1 Washing Machine	)	Sold to Mr. Litt.

GBS/pls

no. 4. Spain

Warehouse...992 Powell St.

Date. *June 20-44*

FILE NO. *6640*

NAME..... *HISOKA Banji*

ADDRESS..... *3396 Napier*

Banji

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

- 2 Iron Beds.*
- 3 Window Screens.*
- 1 Wire Spring*
- 1 Pin Ball Game Board.*
(Broken + incomplete)

Auctioneer..... *W. K. Thompson*

The above mentioned articles have been abandoned

..... *W. K. Thompson*

NAME HISAOKA, Ayako (Mrs. Bunji)

REGISTRATION NO. 09141

FILE NO. 6640

The following chattels were sold by public
auction at 992 Poveil St., Vancouver, B.C. on June 28, 1944.

- McCleskey adding machine
- Bed and spring

\$ 57.50 -
1.62 -

Total

Less Expenses:

(Auctioneer's Fee: \$8.91
(Advertising: 1.75
(Movings: 3.33

\$ 89.12
\$ 14.19
\$ 74.93

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No. Vancouver 25.

Remarks.

Warehouse...992 Powell St.

Date...June 29-44

FILE NO.6640.....

NAME.....Hisoka Bumpi.....

ADDRESS.....3396 Napier.....

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

1 Portable H.M. Gramophone Case.

(N. Y.)

Auctioneer...X. R. Thompson...

The above mentioned articles have been abandoned

...Wm. Wells...

NAME HISAKA, Ayako (Mrs. Bunji)

REGISTRATION NO. 09141

FILE NO. 6640

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on January 18, 1945.

Stove and pipes

\$ 10.00

Total

(Auctioneer's Fee: \$ 1.00

\$ 10.00

Less Expenses:

(Advertising: 0.37

\$ 3.11

(Movings: 1.74

Net Proceeds Credited:

\$ 6.89

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 38.

Remarks. *Sped funds*

MEMORANDUM

File No. 6640

July 4th, 1946.

TO: The File

FROM: Mr. G.B. Spain

RE: Moving Picture Film

For the purpose of record it should be noted there are
4 rolls of film bearing the above file number in Custodian warehouse at
604 East Cordova St., Vancouver.

Geo. W. Hyman

GBS:LEW

A

NAME MTAKKA, Igaka (Mrs. Benji)

REGISTRATION NO. CG143

FILE NO. 6610

The following chattels were sold by public
auction at Vancouver, B. C. on December 21st, 1945

Records

\$.25

Total		\$.25
Less Expenses:	(Auctioneer's Fee \$.02	
	(Advertising .01	\$.04
	(Moving .01	
Net Proceeds Credited:		\$.21

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 22

Remarks.

NAME HISAKA, Ayako (Mrs. Bunji)

REGISTRATION NO. 09141

FILE NO. 6640

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

1 Folding chair

\$ 0.50

Total

\$ 0.50

Less Expenses:

(Auctioneer's Fee: \$0.05

Advertising: 0.02

(Movings: 0.10

\$ 0.17

0.33

Net Proceeds Credited:

\$

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering List No. Vancouver 48.

Remarks.

2
File No. 6640/1

January 27th, 1944

CLAIMS

There are NO claims on file against this
party as at this date.

Wethers Ranch

10. 60

Jan 19/44

GDM/GH

HOUSE AND ESTATE AGENTS
RENTS COLLECTED
MORTGAGES
VALUERS
INSURANCE
FIRE, AUTOMOBILE AND CASUALTY

Agents:
Newark Fire Insurance Company
United British Insurance Co., Limited

F. N. TURNER, Notary Public
H. MEAKIN

TURNER, MEAKIN & CO. LTD.

FINANCIAL AND INSURANCE
AGENTS

ESTABLISHED 1912

446 SEYMOUR STREET

VANCOUVER, British Columbia

20th July, 1942

TELEPHONE SE ymour - 1123

Cable Address: "CAPITAL"
Code: WESTERN UNION

Members of
VANCOUVER REAL ESTATE
EXCHANGE

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

Dear Sirs:

Re: Mrs. Bunji (Ayaka) Hisoaka
Your Reference 6640

We have your letter of the 15th instant together with a cheque for \$39.12 for interest and insurance premiums as set out on the enclosed receipts.

In reply to the latter part of your letter, we send you a copy of the original Mortgage which you will see, according to the date is subject to the British Columbia Moratorium. The Mortgage was due for repayment on the 1st of April, 1933. No extension had been made. On the 16th of May, however, our solicitors, Messrs. White and McFarlane of 602 West Hastings Street, wrote to Hisoaka accepting a proposition which he made to the effect that \$25 per month would be paid off on the Mortgage on the 12th of each month, interest payments as well to be made. This arrangement has not been adhered to.

From time to time, however, sundry payments had been made on the Principal until \$350.43 had been paid off the original amount. The balance owing, therefore, is \$749.57.

According to our information, the rent of the house, 3396 Napier Street covered by our Mortgage is being collected by A. Litt of 3402 Napier and proceeds turned over to your department.

With regard to Interest, insurance and repairs, we must request that our Mortgage be kept in good condition. The Interest being payable on the 1st of January, April, July and October, and as the Mortgage is so much overdue, we request reduction of Principal as there is money from the property to spare.

Trusting this information is what you require, we are,

Yours faithfully,

TURNER, MEAKIN & CO. LTD.

Encl.

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

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

1943

July 9

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

Dear Sir:

Re: 6640

On behalf of a client
we herewith tender the sum of \$425.00 for
Catalogue #157 - 3396 Napier St. - Lot 17 -
Block 4 - Sec. 26, W $\frac{1}{2}$ District Lot T.H.S.L.

We enclose herewith
certified cheque for \$42.50, being 10% of the
above tender.

Yours truly,

H. A. ROBERTS LIMITED.

W. B. Rowllings
Sales Manager.

W. B. Rowllings /W

Encl.

July 28/43

6640/1

December 8, 1943.

Mrs. Mary Bergnach,
4825 Manor Road,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 197
3396 Rapier Street
17/1/11800-7/T.H.E.L./2588

Please be informed that title has now been received by this office covering Lot 17, Block 4, W₂ of Section 26, Town of Hastings Suburban Lands, Plan 2588.

An adjustment sheet was mailed to you on November 24th showing a balance due from you of \$31.58, and at the same time we informed you that relevant assignment of the insurance policy covering this property is also ready for delivery to you.

Will you please be good enough to call at this office at your early convenience to conclude this matter after which title will be delivered.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
cc Collingwood Realty

9
6640/2

December , 1943.

The Collingwood Realty,
5103 Joyce Road,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 157
3396 Napier Street
17/1/43 Enc. 27/T.H.S.L./2588

Sale of property catalogued as No. 157 has been completed by delivery of title to the purchaser, Mrs. Mary Bergnach, 4825 Manor Road, Vancouver. We enclose commission cheque representing 5% of the sale price payable to your order and amounting to \$75.00.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc.

6643/1

December 8, 1943.

Mrs. Ayako HIRAKA,
Registration No. 09141,
Greenwood, B. C.

Dear Madam:

Re: Catalogue No. 157
3396 Napier Street
17/1/44 Dec. 27/T.B.S.L./2588

Please be informed that 3396 Napier Street has been sold as of August 21st for the sum of \$1,500.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price		\$1,500.00
Less commission @ 5%	\$75.00	
Less balance on principal and interest on mortgage	<u>775.43</u>	<u>650.43</u>
Net credit to your account		<u>\$ 649.57</u>

These funds are available to you in the usual way.

Yours truly,

FHR:MA
cc B. C. Security Commission

P. H. Russell,
Administration Department.

October 6th, 1943.

MEMORANDUM TO FILE

Ayako HIBAKA
Lot 17, Block 4, West 1/2
Sec. 26, Town of Hastings,
Plan 2588.

We attach the following documents in connection
with the registering of Quit Claim Deed -

Joseph Phillip Perrault and
Margaret Mary Perrault
to
John Angus MacDonald

and
Deed -
John Angus MacDonald
to
Ayako HIBAKA

1. Copy of Application No. 90759-L dated September 11th,
1943 registering Deed.
2. Copy of requisition for cheque dated September 3rd,
1943 showing distribution of Fees.
3. Postcard acknowledgment dated October 1st, 1943
from Vancouver Land Registry Office - No. 90759-L.

Signature

DAG:PS
Enc.

File No. 6640
Catalogue No. 157

December 1st, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Ayako HISAOKA
Lot 17, Blk. 4, West. 1/2
of Sec. 26, T.8.S.1.,
Plan 2588.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, November 23rd, 1943, we
enclose herewith the following documents in connection therewith.

1. Copy of Application for Cancellation of a Charge
Dated November 23rd, 1943, number 107192.
2. Copy of application number 93938-L dated November
23rd, 1943, registering the property in the name of
the Custodian (Transmission).
3. Copy of application number 93939-L dated November
23rd, 1943, registering the property in the name
of Mary Bergnach (Deed).
4. Discharge of Mortgage in the matter of Iva Aber-
crombie (Copy).
5. Duplicate of Transmission dated October 15th, 1943.
6. Duplicate of Deed dated October 15th, 1943, Secre-
tary of State to Mary Bergnach.
7. Certificate of Indefeasible Title number 93939-L
dated November 27th, 1943, covering the above
property in the name of Mary Bergnach

D. A. Cramer

DAC:JS
Encls.

RENTS COLLECTED
ESTATES MANAGED
CONVEYANCING

PHONE: DEXTER 0253

H. G. WATSON

Collingwood Realty

REAL ESTATE AND GENERAL INSURANCE

5103 JOYCE ROAD
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	AUG 21 1943
File No.	
Ans.	
Referred	

August 20th, 1943.

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

Dear Sir:-

Re: File #6640.

Mrs. Mary Bergnach asked me to reply to your letter of August 13th.

I am enclosing her certified cheque for \$1350.00 as requested in your letter. She wishes the Deed to be drawn in her name, -- Mary Bergnach, wife of Tony Bergnach, of 4825 Manor Road, Vancouver, B. C. I know that she is a British subject.

Kindly send all future correspondence to Mrs. Bergnach at the above address.

Yours very truly,

H. G. Watson

HGW/GM

Enc.1

C O P Y

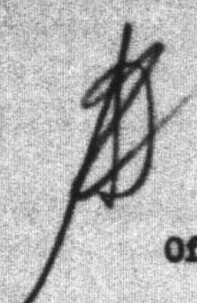
January 7th, 1947

Mrs. Ayako HISAOKA,
#18 Ogigoyatsu Kamapura,
KANAGAWAKEN,
JAPAN.

Dear Madam:-

Your card received today. In reply we advise that all funds to your credit here were turned over to you before you left on October 2nd last. Our records show that you took with you a Draft for \$1931.59 which included \$771.59 mentioned in our report letter to you of 16th September last.

Yours truly,


B.R. Dusenbury,
Office of the Custodian.

506 Royal Bank Bldg.
Vancouver, B.C.
Canada.

card sent. ✓

Jan 7/47
Called Kith for phone but
could not get him.

File No. 3352/6640/1

MEMORANDUM

October 30th, 1946

TO: Accounting Department,

FROM: Mr. Dusenbury,

Re: Bunji HISAKA,
Reg. No. 08867

- and -

Re: Ayako HISAKA,
Reg. No. 09141 ✓

Attached herewith are two cheques payable
to the above named Japanese as follows:-

Monarch Life Assurance Co. -- \$140.87
Re Policy P42071

- and -

Monarch Life Assurance Co. -- 139.23
Re Policy P42017

for credit of the joint account of the above named persons.

MD/DB.

MEMORANDUM

File No.: 6640/1

May 11th, 1944.

To: Mr. Spain

From: Mr. Green

Re: 3396 Napier Street
Tenant: Mrs. Anderson.

Further to mine of December 21st, Mr. Litt now advises that he much prefers that everything remaining at this address be sold at public auction and not disposed of to the tenant, Mrs. Anderson. Will you please so advise her and make the necessary arrangements? List of items on the premises as taken at November 30th, 1942, appears on this file as if dated 1943 and should be used as a guidance. As noted thereon, the washing machine has been sold and we believe some small items shipped by Mr. Litt.

I think you should contact Mr. Litt before removing these items to auction and while I know that Mrs. Anderson would like them moved in the near future, they have been there a long time and I do not think you need inconvenience yourself unduly as our warehouse is at present so congested.

HFG:IF

LAW OFFICE
J. O. GILL
BARRISTER AND SOLICITOR
NOTARY
— Pa. 2941
TELEPHONE 854-0882

EVACUATION SECTION	
Rec'd	MAR 16 1943
File No.	6640
Ans.	61
709 DOMINION BUILDING	
VANCOUVER, B. C.	

March 15th, 1943.

Custodian of Alien Enemy Property,
Japanese Evacuation Section,
New Royal Bank Building,
Vancouver, B.C.

(Att. Mr. Donald Cramer)

Dear Sir:-

Re: Ayoka Hisaoka

I have thought it better to set out in writing the state of title to this woman's property and the documents I have - this for permanent reference in your file.

According to a search I made on March 2nd, 1942 in the Land Registry Office at Vancouver, John Angus MacDonald, Certificate of Title No. 52948K. mortgaged Lot 17, of Block 4, Westerly Half of Section 26, Town of Hastings, Suburban Lands to Ivy Abercrombie of "The Hermitage", 47th Avenue and McLeery Street, Vancouver, B.C. for \$1100.00. This mortgage is registered under charge #79385H.

On the 1st of September, 1930 John Angus MacDonald sold the property by Agreement for Sale to Joseph Phillip Perrault and his wife Margaret Mary Perrault as joint tenants. This Agreement for Sale is registered under charge #87653H.

Subsequent to my search I located a Quit Claim Deed from Mr. and Mrs. Perrault to John Angus MacDonald dated 13th of April, 1933 which I now have in my possession. I also have a Conveyance dated 2nd March, 1934 from John Angus MacDonald to Ayoka Hisaoka. The description on this Conveyance is faulty, but I have obtained a declaration from Laura E. MacDonald, widow of John Angus MacDonald relating to the Conveyance and to the proper description, and have obtained from the local Land Registry Office the opinion that Conveyance may be registered if the declaration is attached to it.

Yours truly,

J. O. GILL

per: J. O. Gill

G*S

TICKET	
DATE	JUL 17 1943
NO.	6640
TIME	
REMARKS	

July 9th, 1943.
Greenwood, B.C.

B. C. Security Commission,
Custodian's Department,
360 Homer St.,
Vancouver, B.C.

Dear Sirs:

This will be your authority to pay the following
outstanding bills from monies credited to me through
my custodian's account:

Forst's Ltd.	\$44.70
Hudson Bay Co.	15.00
Klausner's Ltd.	4.50
J. O. Gill (Lawyer)	<u>25.00</u>
TOTAL	\$89.20

Yours truly,

M. Maylon

WITNESSED BY

M. Maylon

End July 10/43

6640/1

September 2nd, 1943

The Collingwood Realty,
5103 Joyce Road,
Vancouver, B. C.

Dear Sirs:

Re: 3396 Napier St.

Would you be kind enough to prepare and submit to us a statement of adjustments covering Lot 17, Block 4, West Half of Section 26, T.H.S.L., known as 3396 Napier Street, as at August 21st, 1943.

For your information we would state that acceptance of an offer for the purchase of this property for \$1,500.00 has been recommended to Ottawa.

The proposed purchaser is Mrs. Mary Bergnach of 4825 Manor Road, Vancouver, B. C.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

RENTS COLLECTED
ESTATES MANAGED
CONVEYANCING

PHONE: DEXTER 0253

H. G. WATSON

Collingwood Realty

REAL ESTATE AND GENERAL INSURANCE

5103 JOYCE ROAD
VANCOUVER, B. C.

to file here

Sept. 8th, 1943.

Administration Dept.,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:-

Re: File #6640/1.

In reply to your letter of September 2nd we enclose statement of adjustments re Lot 7, Block 4, West $\frac{1}{2}$ of Section 26, Hastings Townsite Suburban Lands, which we trust you will find satisfactory. As you have been notified, the rent for this property has been paid for September *direct to Mrs. Bergrach.*

Yours very truly,

COLLINGWOOD REALTY,

per

H. G. Watson

27
HGW/GM

Enc. 1

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

out to Graham

PHONES—OFFICE: DEXYER 0253
RESIDENCE: FAIR. 4057L

5103 JOYCE ROAD
VANCOUVER, B. C. Sept. 8th, 1943.

Mrs. M. Bergnach,

4825 Manor Road, Vancouver, B. C.

IN ACCOUNT WITH

Collingwood Realty

H. G. WATSON, PROP.

REAL ESTATE AND GENERAL INSURANCE

RENTS COLLECTED

ESTATES MANAGED

Statement of Adjustments re Purchase of 7/4/W. 1/2 of Sec.

26, H.T.S.L.

File #6640/1.

By rebate of rent from Aug. 21st to Aug. 31st		\$ 6.40
To Taxes from Aug. 21st to Dec. 31st, 1943	\$ 19.25	
To Water Rates from Aug. 21st to Dec. 31st, 1943	1.60	
To Insurance Premium, #88592, Newark Fire Insurance Co., \$2000.00, expires March 29th, 1945	5.85	
By balance owing		<u>20.30</u>
	<u>\$ 26.70</u>	<u>\$ 26.70</u>

Shear

CASSIAR MUSHROOM FARM

• PROPRIETOR: A. LITT • • PHONE HIGHLAND 0802
• CORNER OF CHARLES AND CASSIAR STREETS

POSTAL ADDRESS:
3402 NAPIER STREET
VANCOUVER, B. C.
May 27th, 1942

H.P. Alexander Esq.,
Office of Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 30 1942

Dear Sir:

Re: File No. 6640 HISAOKA (AYAKO) Mrs. Bunji

In reply to your letter of yesterday's date, I have on hand the sum of \$20.00, being one months rent on 3396 Napier Street, Mr. Andersons occupancy having commenced on May 1st. So far the arrangements with Mr. Anderson have been only verbal and are as mentioned in your letter, the rental being \$20. per month on the understanding that the tenants would do any interior decorating at their own expense. If you so desire a written agreement I will be very pleased to arrange this with the tenant and mail it to you in due course.

Regarding the proceeds of the collections the Hisaokas requested me to pay the water rates, taxes, Insurance, Mortgage Interest, and the balance on the principal of Mortgage. I checked up on the mortgage in the office of Messrs Turner Meakin & Co. Ltd., 446 Seymour Street, and find there is a balance owing on the principal of the Mortgage of \$749.57. There is an amount owing on account of interest \$14.06 which fell due on April 1st., a further amount due for Insurance Premium \$11.00 for a policy issued on the 29th March, which is for three years to March 29th. 1945. I was also given to understand that the principal of the Mortgage is past due. If it meets with your approval I will be pleased to attend to these payments as far as the proceeds will permit, render you a vouchered accountings or carry out your instructions otherwise. The matter of the insurance premium and mortgage interest I feel requires immediate attention and I was waiting to make collection of the next months rental to make these payments. I await your further instructions regarding this and might state the amount already collected was deposited in a separate trust account in the Bank of Montreal, Hastings & Main.

I appreciate your confidence in leaving this property in my charge, for the present, and will look after it to the best of my ability. As I am a stranger to you I furnish you with references, Messrs P.C. Gibbens & Co. Ltd., (Employed as accountant 5 years) The Royal Bank of Canada, East End Branch, W.T. Money Ltd. 631 Seymour.

CASSIAR MUSHROOM FARM

© PROPRIETOR: A. LITT - - PHONE HIGHLAND 3424R
© CORNER OF CHARLES AND CASSIAR STREETS

POSTAL ADDRESS:
3402 NAPIER STREET
VANCOUVER, B. C.

Re: File No. 6640 Hisaoka.

May 27th. 1942

-2-

with reference to A.M.C. Refrigerator. I am pleased to confirm that I am holding for Mrs Hisaoka one A.M.C. Refrigerator, Serial No. 21926 Model No. 807, Manufacturer, Belding Hall Co. Belding Michigan. I saw Mr. Hisaoka to-day and he told me that he had received word from Mrs. Hisaoka at Greenwood B.C. that she is in need of money and requested that I purchase the Refrigerator, offering the same to me for the sum of \$75.00. I am willing to purchase at that price and prepared to pay cash immediately. will you please advise if this meets with your approval and instruct as to how I will make the remittance, to whom I will make cheque payable, when certified cheque will be mailed immediately.

Yours truly

Archibald Litt
Archibald Litt.

Green

CASSIAR MUSHROOM FARM

Hastings 0802
• PROPRIETOR: A. LITT - • PHONE ~~XXXXXXXXXX~~
• CORNER OF CHARLES AND CASSIAR STREETS

POSTAL ADDRESS:
3402 NAPIER STREET
VANCOUVER, B. C.

August 6th., 1942

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

Attention Mr. R.P. Alexander

Re: File # 6640 Hisaoka

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 8 1942

Dear Sir:

With reference to inventory of owners
property stored at 3396 Napier Street, will you please strike
off the list the following items:-

6 Botts Sauce
1 Cutlery Box
1 Pan containing a quantity of table ware
4 Cans Old Dutch Cleanser
4 Cans Aji
1 Sewing Machine
1 Chest Books

noted

These items have been shipped by C.P.R.
freight to Greenwood B.C. at the request of Mrs Hisaoka.

Yours truly

Archibald

CASSIAR MUSHROOM FARM

HASTINGS 0802

© PROPRIETOR: A. LITT - - - PHONE ~~W 5-0000~~ 2-2-2-2
© CORNER OF CHARLES AND CASSIAR STREETS

POSTAL ADDRESS:
3402 NAPIER STREET
VANCOUVER, B. C.
October 14th, 1943

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

EVACUATION SECTION	
Rec'd	OCT 15 1943
File No.	6640
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

Re: File #6640 HISAOKA AYAKO (Mrs Bunji)

A neighbour has requested me to submit to you an offer of \$35.00 for the washing machine stored amongst the personal effects of Mrs Hisaoka, ~~xxxxxx~~ in the basement at 3396 Napier Street. I would consider this a fair offer, the machine being an old Thor and in need of repairs. The neighbour is prepared to purchase the machine as it is and have it repaired at her own expense.

If this can be arranged I would be pleased attend to the matter on instructions from you.

Yours truly

Archibald Litt
Archibald Litt.

*This will have to be referred to owner.
Send to Administration*

6640

May 26, 1942

Mr. A. Litt,
3402 Napier Street,
Vancouver, B. C.

Dear Sir:

Re: HISAOKA (Ayako) Mrs. Bunji

We are informed that previous to her evacuation on or about May 7th, Mrs. Hisaoka had rented her house at 3396 Napier Street to a Mr. A. Anderson for \$20. per month on the understanding that the tenants would do any interior decorating at their own expense.

We further understand that arrangements were made for the tenants to pay the rent monthly to you.

We would appreciate your sending to us a copy of the Rental Agreement covering this property, particulars of all collections made to date and your cheque for the amount due to us. Thereafter please collect rentals monthly and forward them to us and when so doing we would appreciate your referring in each instance to File No. 6640.

We understand that you occupy a house next door to the house of Mrs. Hisaoka and that you were appointed by Mrs. Hisaoka as her agent. For the time being at least, the Custodian's office has no objection and in fact would appreciate your assistance.

In her Declaration form Mrs. Hisaoka states that she loaned you one A.M.C. Refrigerator. We would appreciate your confirming to us that you are holding this refrigerator for the account of Mrs. Hisaoka.

Yours truly,

R. P. Alexander,
Assistant Manager.

RPA/PMH

INFORMATION FOR REAL ESTATE AGENTS
TO WHOM PROPERTY IS HANDED FOR ADMINISTRATION

Name: HISAOKA (Ayako) - Mrs. Bunji.

Address: 3396 Napier Street, Vancouver, B. C.
Now: 1170 Powell St., Vancouver, B. C.

File No.: 6640.

Location and Description of Property:

Lot 17, Blk. 4, W $\frac{1}{2}$ Sec. 26, Township of Hastings,
known as 3396 Napier Street, Vancouver, B. C.

Fire Insurance: \$25.00 - Particulars unknown.

Taxes: About \$78.00 yearly.

Tenant's Name: A. Anderson.

Rental Arrangements: \$20.00 monthly, starting May 1, 1942.

All interior decorating necessary to be done at
expense of Tenant. Please make an inventory for
our files of the owner's property stored on the
premises, and have it acknowledged by the signature
of the Tenant.

Name of Agent:

Mr. A. LITT,
3402 Napier Street.

6640

June 2nd, 1942.

Mr. Archibald Litt,
3402 Napier Street,
Vancouver, B.C.

Dear Sir:-

re HISAOKA (Ayako) Mrs. Bunii

We are in receipt of your letter of the 27th instant and thank you for the information contained therein.

However, with regard to the handling of payments for taxes, etc., to which you refer it is our policy for the time being for these matters to be handled from this office. You will, therefore, kindly conform to this and remit the full amount of each month's rent, less the usual collection charge, to this office by the 10th of the month following.

Mr. Hisaoka called at our office and left with us a reply to a wire to his wife for her authority to sell the refrigerator, which is in your possession. We have no objection to the sale of this article being made and as you are the purchaser please remit to us the amount of \$75.00 referred to in your letter, and covered by the bill of sale.

Mr. Hisaoka informs us that the refrigerator was bought from the Hudson Bay Company. We have on file a claim from the Hudson Bay Company of \$15.00, but on referring to them they inform us that this is in connection with a balance on a fur coat. There are also claims against some furniture and a radio, amounting to \$44.70.

Mr. Hisaoka informs us that his wife is in need of money and that she has asked him to purchase and send certain food stuffs to her. If you will advise the amount required we will be prepared to release what is necessary but think that some consideration must be given to the claims above-mentioned. As the house is now rented the revenue from same may perhaps fairly take care of a part of these debts. We will await a reply from you.

Yours truly,

FGS:EB.

R.P. Alexander
Assistant Manager

6640

June 10th, 1942.

Mr. Archibald Litt,
3402 Napier St.,
Vancouver, B. C.

Dear Sir:

re Hisaoka (Ayako) Mrs. Bunji -
3396 Napier Street

We are in receipt of your two letters of the 5th instant. We acknowledge receipt of same and thank you for cheque for \$75.00 in payment of the A.M.C. Refrigerator, Serial No. 21926, Model No. 807.

This sale was agreed upon and sanctioned by a wire received from the owner Mrs. Hisaoka.

We also thank you for cheque in the sum of \$40.00 representing rent from May 1st to June 30th. Enclosed with this cheque for rent you attached an account of \$25.00 from Turner, Meakin & Co. Ltd. for interest on mortgage and insurance premium. Mrs. Hisaoka's registration form states that there were no encumbrances on this property. We note, however, that in your letter of May 27th you list a balance owing on mortgage principal as \$749.57. We would like you to have the Mortgage Company send us a statement of the mortgage position and the terms of repayment, so that we may have the full information on our files and we will then give attention to their account.

As mentioned in previous correspondence we will take care of payments as far as possible out of available revenues.

Referring to the last paragraph of your letter we note that the personal property is packed very tightly in a room in the basement. It will be in order for you to check this, as you suggest, when you can more conveniently do so. It will not be necessary, of course, to unpack any boxes or trunks. These should be listed as a box or trunk and if there is any notation on the outside indic-

ating the general nature of its contents, this should be shown on your inventory.

Yours truly,

R. P. Alexander
Assistant Manager

FGS:EB.

6640/1

October 20th, 1943

Mrs. Ayako HISAOKA,
Reg. No. 09141,
Greenwood, B. C.

Dear Madam:

Your agent, Mr. Archibald Litt, has advised us that he has received an offer of \$35.00 for the Thor washing machine stored among your personal effects at 3396 Napier Street. He considers this a fair offer as the machine is old and in need of repairs. Kindly inform us if you are willing to accept this price.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

6640

November 19th, 1943.

Turner, Meakin & Co. Ltd.,
446 Seymour Street,
Vancouver, B. C.

Dear Sir:

RE: Lot 17, Blk. 4, Westerly $\frac{1}{2}$
of Sec. 26, T.H.S.L., Plan 2588,
IVY ABERCROMBIE

We are sending you herewith the Custodian's
check in the amount of \$773.82, dated November 10th, 1943,
and payable to Ivy Abercrombie, to be delivered to you in
exchange for a duly executed and registerable discharge of
the mortgage registered as Number 79385-H against the title
to the above described land in the Land Registry Office at
Vancouver.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML
Enc.

CASSIAR MUSHROOM FARM

HASTINGS 0502
© PROPRIETOR: A. LITT - PHONE HIGHLAND 5254
© CORNER OF CHARLES AND CASSIAR STREETS

POSTAL ADDRESS:
2402 NAPIER STREET
VANCOUVER, B. C.

November 22nd 1949.

EVACUATION SECTION

Rec'd NOV 25 1949

File No.

Ans.

Referred

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

Attention Mr. G.D. Milson

Dear Sir:

Re: Mrs Ayako HISAOKA File No. 6640/1

with further reference to my letter of October 14th, in which I forwarded an offer made by a neighbour to purchase a washing machine for the sum of \$35.00, and your reply thereto dated October 20th, I am enclosing herewith a letter from Mrs Hisaoka in which she agrees to making the sale. Before proceeding further with the sale your concurrence is requested, also to the use of the proceeds to pay the freight charges on some of the household effects, now stored at 3396 Napier Street, shipped on to her at Greenwood.

Thanking you for your good attention to this matter and awaiting your reply,

Yours truly

Archibald Litt

Archibald Litt.

Encl.

3376 *later*

Greenwood, Bb.
November 16, 1943

Mr. Lacey,
3402 Napier St.,
Wannamaker, Bb.

EVACUATION SECTION	
NOV 25 1943	
No.	
To	
By	
Received	

Dear Sir:-

I would like you to forward
this letter to the purchase office.
I'd like to have the ^{#35} washing machine
sent, for the price offered by the
auctioneer, and with that sum,
have some of my first I want
to you about, sent to me. I'd like
to have them almost immediately
as I'm quite sure I'll be leaving
for the last, to join my husband
in the very near future. I would
appreciate it greatly, if you'd do
this for me soon. Thanking you.

Please send to me

Electric Iron (3398)
and cast iron

Yours truly,
Mrs. A. Hencke

File No. 6640
Catalogue No. 157

November 23rd, 1943.

MEMORANDUM

TO: File

FROM: Mr. D. A. Cramer

Attached herewith is a statement from Messrs. Turner, Meekin & Co. Ltd., showing that we still owe them a balance of \$1.61. Will you please adjust this.

We also enclose a Newark Fire Insurance Policy No. 88592 in favour of A. HISAKA. This has still some time to run.

D. A. Cramer

DAG:JS

TELEPHONE MARINE 9835

STATEMENT

Office of the Custodian
Japanese Evacuation Section

448 SEYMOUR STREET
VANCOUVER, B. C.

22nd November, 1943

IN ACCOUNT WITH

TURNER, MEAKIN & CO. LTD.

FINANCIAL AND INSURANCE AGENTS

MEMBERS OF
THE VANCOUVER REAL ESTATE EXCHANGE

DATE	Re: Hisaoka, Lot 17, Blk. 4, W. 1/2 Sec. 26, H.T.	DEBIT	CREDIT
	To Balance of principal, re mortgage	\$ 749.57	
	To Interest to 1st October	14.06	
	To Interest to 16th November	6.80	
	To Release	5.00	
		\$ 775.43	
	By cheque received, 22nd Nov. 1943		\$ 773.82
	By Balance due		1.61
		\$ 775.43	\$ 775.43
	To balance	\$ 1.61	
	E. & O. E.		

Custodian
Japanese

448 SEYMOUR STREET
VANCOUVER, B. C.

16 Nov

TURNER, MEAKIN & CO. LTD.

u Hisaoka

**MEMBERS OF
THE VANCOUVER REAL ESTATE EXCHANGE**

DATE			DEBIT		CREDIT	
		Lot 17. PRR 4 W ¹ / ₂ Sec 26 H.T.				
		Balance of Principal remtye	749	57		
		Interest to 1. Octr	14	06		
		- - 16 Nov.	6	80		
		Release	5	-		
		<u>6102.</u>	775	43		

6640/1

November 29th, 1943

Archibald Litt, Esq.,
3402 Napier Street,
Vancouver, B. C.

Dear Sir:

Re: HISAOKA, Ayako (Mrs. Bunii)

Referring to your letter of Nov. 22nd,
it will be in order for you to sell Mrs. HISAOKA's
washing machine for \$35.00 and to use part of the
proceeds to pay the freight on the shipment of her
household goods. When this is done, will you please
send us a cheque for the balance with a statement
as to how it is made up.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

November 30th, 1942

Name: HISAOKA (Ayako) Mrs. Bunji

File: 6640

Reg. No: 09141

CHATELS

Inventory of property stored at 3396 Napier St.

1	Carton Containing Dishes	1	Crock - 6-Gal
3	Trunks and contents	1	Glass bowl
1	Paper parcel and contents	4	Butcher knives
1	Length garden hose	1	Dish pan
2	Smokers stands	1	Dining room suite
1	Parcel carpet stair rods	1	Royal Vacuum cleaner
3	Fishing rods		and attachments
2	Rolls linoleum	1	Book case
2	Hair brooms		Dresser
2	Corn brooms	1	Garden sprinkler
6	Small parlor tables	1	Bench vice
1	Gal. shingle stain	1	Mirror
1	Kettle	1	Bedstead
1	Bread box	1	Bed spring - S
1	Deer head	1	Umbrella
1	Deer horns	1	Lawn Mower & grass catcher
2	Rubber mats	1	Gramophone
1	McCasky Adding Machine - S	1	Cedar wardrobe containing
1	Metal scoop		cushions
2	Pair garden shears	1	Langley kitchen range - S
1	Box small garden tools	1	Gas range
9	Framed pictures	2	Nook benches
2	Small wooden tubs	1	Washing machine - sold
4	Bottles Certo	1	Bird cage
3	Sauce pans	1	Pinball game table
1	Small fire shovel	2	Cupboards
2	Cartons containing dishes	1	Spade
1	Garden sprinkling can	1	Home-made table
1	Wooden tub	1	Coal pail
1	Carton copper spikes (approx. 35 lbs)	1	Canvas camp chair
1	Fancy Japanese basket	1	Axe
		1	Lino rug

This represents all my chattels in the restricted area of British Columbia

Date

Dec 11 1942

Signed

Ayako Hisaoka

Please sign and return one copy to this office.

+ Bowman's storage 10 pkgs - See L.P.

for confirmation
S. sold by auction 19/1/45 Vancouver 38.
S. sold by auction 20/6/44 Vancouver 26.

Unrepaired see
original inventory 1/6/45

CASSIAR MUSHROOM FARM

• PROPRIETOR: A. LITT • PHONE 912-2222
• CORNER OF CHARLES AND CASSIAR STREETS

EVACUATION SECTION
DEC 14 1943
Rec'd
File No. 6640/1
Ans. <i>AM</i>
HASTINGS 0802

POSTAL ADDRESS:
3402 NAPIER STREET
VANCOUVER, B. C.
December 11th, 1943

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

Attention of Mr. G.D. Milsom

Dear Sir:

Re: File No. 6640/1 HISAOKA, Ayako (Mrs Bunji)

Referring to your letter of November 29th,
carrying out the instructions contained therein, the following
is a statement re. the proceeds on the sale of Mrs Hisaoka's
washing machine:-

Received for washer sold to Mrs A. Clifford	
3375 Napier Street	35.00

Paid out:- Freight Charges on shipment	
of effects to Mrs Hisaoka	16.20
Rope to secure lids on trunks	
and tool chest	.58
Paid to helper for packing and	
crating	3.00
	19.78
Cheque herewith for balance	15.22

Vouchers enclosed for amounts (Memorandum of Bill of Lad-
ing and receipts)

The Original Bill of Lading has been mailed to
Mrs Hisaoka at Greenwood.

Trusting you find this to be in order,

Yours truly,

Archibald Litt

Archibald Litt.

23.

CASSIAR MUSHROOM FARM

HASTINGS 0802

• PROPRIETOR: A. LITT • • PHONE ~~HIGHLAND 3458~~
• CORNER OF CHARLES AND CASSIAR STREETS

POSTAL ADDRESS:
3402 NAPIER STREET
VANCOUVER, B. C.

December 11th, 1943

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

Attention of Mr. G.D. Milsom

Dear Sir:

Re: File No. 6640/1 HISAOKA, Ayako (Mrs Bunji)

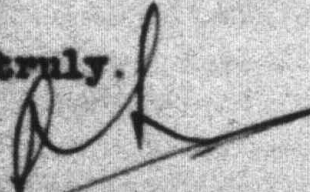
Referring to your letter of November 29th,
carrying out the instructions contained therein, the following
is a statement re. the proceeds on the sale of Mrs Hisaoka's
washing machine:-

Received for washer sold to Mrs A. Clifford 3375 Napier Street	35.00
Paid out:- Freight Charges on shipment of effects to Mrs Hisaoka	16.20
Rope to secure lids on trunks and tool chest	.58
Paid to helper for packing and crating	<u>3.00</u>
	<u>19.78</u>
Cheque herewith for balance	<u>15.22</u>
Vouchers enclosed for amounts (Memorandum of Bill of Lad- ing and receipts)	

The Original Bill of Lading has been mailed to
Mrs Hisaoka at Greenwood.

Trusting you find this to be in order,

Yours truly.


Archibald Litt.

3

Is an acknowledgment that a bill of lading has been issued and is not the Original Bill of Lading, nor a copy or duplicate, covering the property named herein, and is intended solely for filing or record.

Agent's No. _____

in the Original Bill of Lading. *Kanagawa B.B. Dec 6* 19

the goods described below, in apparent good order, except as noted

The Rate of Freight from

is in Cents per 100 Lbs. **IF Special**

[illegible]

Assigned to MRS A. HISAOKA (Mail Address—Not for purposes of delivery.)

Destination Greenwood Province or State of BC County of _____

[illegible]

No. Packages	DESCRIPTION OF ARTICLES AND SPECIAL MARKS	WEIGHT (Subject to Correction)	CLASS OR RATE	CHECK COLUMN	If charges are to be prepaid, write or stamp here, "To be Prepaid."
1	blow Tools				
2	Trunks } effects	900			
2	base				
2	Drums				
					Received \$ 16.00 to apply in prepayment of the charges on the property described hereon.
					DEC 6 1943 Per <i>[Signature]</i> only the amount prepaid.
					Charges Advanced :

Per _____

Per _____

MEMORU

File No.: 6640/1

Dec. 21st, 1943

To: Mr. Spain

From: Mr. Green

Re: 3396 Napier Street
(Mrs. Bunii) Ayako HISAOKA

This property has been sold but I am advised that the present tenant, Mrs. Anderson, will remain in possession. There is, therefore, no hurry to do anything about the effects. These are as per inventory of November 30th on file 6640 attached hereto less the washing machine sold, and possibly some other effects shipped as per letter of November 22nd, 1943.

There is, therefore, nothing to worry about here for the time being and I suggest you "BF" this file to such time as we are not so rushed. Mr. Litt, of the Cassiar Mushroom Farm, should be consulted before chattels are moved to storage and sale.

HFG:IF

*2/6/44 also filed
in file as 2/6/43
where it may remain*

6640/1

May 2nd, 1944

Mr. A. Litt,
3402 Napier St.,
Vancouver, B. C.

Dear Sir:-

Re: Ayako HISAOKA

This is with reference to your letter of December 11th, in which you will recall advising us that Mrs. Hisaoka had asked you for shipment of some of her belongings and requested you to sell the balance. In order to avoid correspondence, you offered \$125.00 for the remaining articles. This offer was referred to Mrs. Hisaoka on December 30th and again on March 7th but our letters met with no response. Mrs. Anderson, the tenant, telephoned the writer the other day and asked if matters could not be completed as she was anxious to get everything cleared up. We understand that she is the purchaser of at least some of the items.

We prefer to sell everything at auction, unless we have the Japanese' written authority to sell at a certain price to a certain person. It occurs to us that Mrs. Hisaoka's original letter to you may be construed as giving you all necessary authority. Alternatively, perhaps you have since heard from her. If you will give the writer further details, we will see what can be arranged.

Yours truly,

H. F. Green
Protection Department

HFG:IF

6640

September 16th, 1946

Mrs. Ayako HISAOKA,
Reg. No. 09141,
c/o Office of the Custodian,
Vancouver, B.C.

Dear Madam:-

On receipt of advice of your contemplated repatriation we reviewed your file and your affairs that have vested with the Custodian and have prepared a brief report to submit to you prior to your departure to Japan.

As a basis for such report, we have prepared a general Statement from the date of the last one to this date and also a Statement of sale of 3396 Napier Street, which is included in the statement enclosed. According to the record you have to your credit \$771.59.

The file indicates that you were advised of the sale of the Napier Street property, in our letter of the 8th December 1943, and of the administration and liquidation affecting your interests from time to time. Mr. Litt was very helpful in the handling of this property and of your chattels which it would appear have been disposed of in accordance with your requests and requirements from time to time. The Statements herewith will also give you a picture of disbursements that were made and indicate that a considerable portion of the gross amount received by the Custodian was paid out in various ways, all necessary to the proper administration of your affairs. The heaviest disbursement was made in paying off the mortgage against your Napier Street property, as indicated in our December 1943 letter.

Without specializing further, it would appear that the foregoing, together with previous statements, reports and letters, has accounted for your interests that vested with the Custodian and that you now have available the sum of \$771.59 for disposition in your behalf in accordance with Government regulations.

Our Protection Department reports that there are four rolls of film in your name at warehouse at 604 East Cordova Street, which are subject to your order.

Yours truly,


B.R. Dusenbury,
Administration Department.

BRD/DD.
Encs. 2

STATEMENT RE SALE OF:

Name: HISAOKA, Kyako #09141

Catalogue No: 157

File No: 6640

Street Address: 3396 Napier Street, Vancouver, B. C.

Legal Description: 17/4/W₂ 26/2588

Date of Sale and Adjustments August 21, 1943.

Sale Price		\$ 1,500.00
Real Estate Agents Commission	\$ 75.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	4.50	
Encumbrances:		
Unpaid Vendor		
Mortgage	775.43	
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		5.96
Taxes		19.35
Water		5.42
	\$ 863.93	\$ 1,530.73

Net Proceeds credited to your account as of Aug. 21/43. \$666.80

Date:..... August 17, 1945.

Compiled by:..... George Peters

Amko HISAOKA

File No. 6640
Reg. No. 09141

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945				
March 6 -	Balance as Statement rendered			\$771.05
Aug. 16 -	Net proceeds of Auction #48	.33		
1946				
March 27 -	Net proceeds of Auction #58			
		<u>.21</u>		
		.54		
		CR.		
				<u>.54</u>
				<u>\$771.59</u>

File No. 6640/1

MEMORANDUM

September 14th, 1946

TO: Mr. William Wills,

FROM: Mr. Dusenbury

Re: Ayako (Mrs. Bunji) HISAOKA,
Reg. No. 09141
formerly at 3396 Napier St.

We shall be obliged for a memo to the file
regarding the Chattels of the above, whether at the above
address or after removal to 992 Powell Street

HRD/DD.

Sep 21/46

Some Chattels Sold from above address Auction #24
" " " 215 E. Cordova " #49

Nothing left in 604 Cordova

[Signature]
7-9-46

[Signature]
Wills

File No. 6640

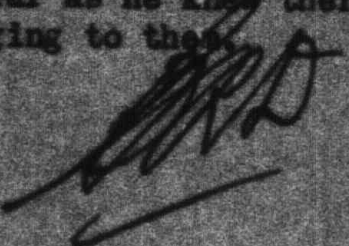
MEMORANDUM

September 16th, 1946

FROM: Mr. Dusenbury

Re: Ayako (Mrs. Bunji) HISAKA
Reg. No. 09141

We have today inquired of Mr. A. Litt, who formerly looked after the property at 3396 Napier Street and also the chattels therein, as to whether or not there were any other chattels at this address than those belonging to the HISAKAS. He replied that as far as he knew there were no other chattels there but those belonging to them.



BRD/DD.

File No. 6640

MEMORANDUM

September 14th, 1946

CHATTLE SALES

1942

July 3 -- Refrigerator \$75.00 Special sale

1943

Dec. 18 -- Washing Machine 35.00 " "

1944

July 29 - Sundries 198.19 Auction Jan 14/44

August 1 - " 74.93 " " 28/44

1945

Mar. 6 -- " 6.89 " Jan 15/45

July 6 " .33 " July 6/45

Dec. 21 " .21 " Dec 21/45

\$390.55



B.R. Dusenbury
Administration Department.

File No. 6640

MEMORANDUM

September 16th, 1946

TO: Mr. Dusenbury

FROM: Mr. Spain

Re: Ayako Mrs. Bunji) HISAOKA,
Reg. No. 09141

Miss Archibald in reply to our telephone inquiry stated that Mrs. HISAOKA delivered to them 10 cases for storage, but prior to evacuation by Mrs. HISAOKA, she instructed them to deliver to 213 E. Cordova St. (213 E. Cordova St. is the TAIRIKU NIPPO SHA re the Continental Daily News).

G.B. Spain

G.B. Spain
Protection Department.

CASSIAR MUSHROOM FARM

PROPRIETOR: A. LITT - - - PHONE ~~HASTINGS 0802~~
CORNER OF CHARLES AND CASSIAR STREETS

EVACUATION SECTION

Rec'd MAY 10 1944

File No. _____

Ans. _____

Referred Green

POSTAL ADDRESS:
3402 NAPIER STREET
VANCOUVER, B. C.
May 8th, 1944

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

Attention of Mr. H. P. Green

Dear Sir:

Re: File No. 6640/1 Ayako HISAOKA

Replying to your letter of the 2nd, inst., with reference to the disposal of the remaining of Mrs Hisaoka's belongings at 3396 Napier Street, as your letters to Mrs Hisaoka regarding my offer have met with no response, I would much prefer that the remaining articles all be sold by public auction. As my offer was based on the fact that many of the articles would be of no value to me, they may realize to Mrs Hisaoka's advantage if sold by auction.

If it is agreeable to you I therefore withdraw my offer and request that you arrange for the sale by auction at your convenience.

I thank you very much for the trouble you have gone to in this matter and wish to express my appreciation for the good attention given.

Yours truly

Archibald Litt
Archibald Litt

(6 GRAS - See 24/12/43 & so on.)

July 14/44

Rept. of Custodian
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 17 1944
File No.	6646
Ans.	✓
Referred	Melton

69819

Dear Sirs:-

Please remit to Mr A. H. Young
the sum of Thirty-five dollars (\$35.00) from
my funds held by you in custody. This is in
payment of my account with him. His address
is as follows:

Mr A. H. Young
Dominion Bank Bldg.
VANCOUVER B.C.

Trusting you will remit same, I remain,

yours truly

(Mrs) G. Kikasa

House #27

Greenwood B.C.



BRITISH COLUMBIA SECURITY COMMISSION
GREENWOOD, B.C.
November 16, 1944.

Ref. #3494 File #6640-1

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

Re: Kotaro OKINOBU #07332

Dear Sirs:

This will be your authority to pay
to the estate of Dr. F.P. Patterson the sum of
\$100.00 in full settlement of their claim.
Also the Vancouver General Hospital account in
the amount of \$46.10.

Yours truly,

Mrs. A. Hiseoka
(Mrs.) Ayako HISAOKA
Registration #09141

WITNESS:

Ch. Leonard 16 Nov 1944

Copy sent in 3094

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 6640

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

December 20th, 1944

Received from the Custodian of Enemy Property:-

10 reels Moving Picture Film
for examination.

W. M. Ramsay
Sergeant Ramsay
Room 408
Vancouver Barracks
Marine 8727

Sept 14th 46

The above mentioned moving
Picture film was returned
to this office and sent
to custodian warehouse
604 E. Cordova St.

E. B. Hyman

14/9/46



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
February 13th 1945

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

Attention Mr G. D. Milsom

Dear Sir,

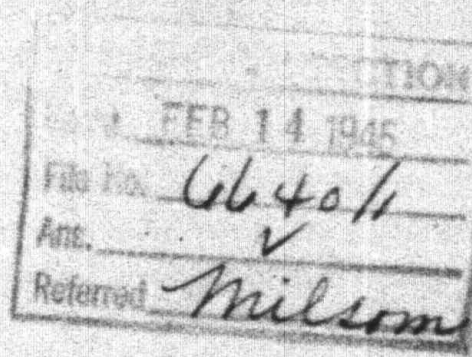
Re Mrs Ayako HISAOKA #09141
Custodian File #6640/1

We enclose herewith a letter from the
above named authorizing you to pay from her assets
the sum of \$22.50 to our Greenwood office, represent-
ing arrears of rent.

We shall feel obliged if you will forward
a cheque for the above amount.

Yours truly,

M. L. Brown
Office Manager.



/MMS
enc

GREENWOOD, B. C. JANUARY 24-1945.

TO WHOM IT MAY CONCERN.

Please pay to the B. C. Security Commission,
Greenwood, B. C., the sum of Twenty-two Dollars and Fifty
Cents, (\$22.50), and charge same to my account with the
Custodian of Japanese Affairs.

WITNESS.

J. P. King

Mrs Ayako Hirooka