

7699

BUREAU POWELL ST.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: ARAKI, Buyemon
HOME ADDRESS: 762 Powell St., Vancouver, B.C.
REGISTRATION NUMBER 04357 SEX: Male AGE: 51
OCCUPATION: Unemployed, formerly carpenter and fisherman

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

None

EMPLOYER: _____

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Nui ¹²⁴² *(distances are personal property)*

ADDRESS OF WIFE OR HUSBAND: 762 Powell St., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: Satoshi (M) 24

Takeru (M)

ADDRESS OF CHILDREN: 762 Powell St., Vancouver, B.C.

AGE OF CHILDREN: 24, 17

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

1. LOCATION AND DESCRIPTION: 762 Powell St., Vancouver, B.C.
City of Vancouver Cert. Title No. 11918 1E
(House and Land at) Lot 13, Blk. 51, D.L. 181 ---Leaving this in hands of
Agent - P.C. Gibbens & Co. Ltd.
254 Hastings East
Vancouver, B.C. when evacuated.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Wooden Bungalow -- with store in front and 4 rooms behind.

" Garage

3. INSURANCE (Give particulars; state where policies are) The British Columbia Plate
Glass Insurance #30799, and the Michigan Fire and Marine Insurance
Policies in owners possession. #6012318

4. TAXES (Amount and where payable) \$60.00 Per annum paid to City Hall, Van.B.C.
Paid 1941.

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

6. OCCUPANCY AND LEASES (If vacant so state)

Occupied by owner. Agent as above is endeavoring to find a tenant.

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

9. IF FARM LAND STATE CROPS SOWN.

None

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST

NON

1. LOCATION AND DESCRIPTION:	2. LANDLORD'S NAME AND ADDRESS:
None	

None

2. LANDLORD'S NAME AND ADDRESS:

euon

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

EUON

4. STATE WHEREABOUTS OF LEASE:

euon

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

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

euon

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

STATE LOCATION OF FURNITURE, FIXTURES, AND MACHINERY STOCK IN TRADE AND PERSONAL EFFECTS.

Located at: 762 Powell St., Vancouver, B.C. all stored in one room--

~~1 waiting desk, 1 bookcase, 1 dining set, 1 flower table, 1 cupboard~~

~~2 bedrooms, 2 bathrooms, 2 kitchen tables, 1 galvanized~~

~~Frames, 3 sets complete, 1 set Christmas decorations, 1 tool box, 5 red complete, 1 set Christmas decorations~~

~~sheet, 2 rolls paper, 2 to 10 pounds
1 electric fan, 1 electric fan,
ST box glass jars, 1 box glass jars,~~

~~messaged equipment, I box hide letters, I wanted stove, hanging~~

~~...and will leave key with P.O. Gibson & Co Ltd.~~

254 Hastings East, Vancouver, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS: I declare that

1 Police dog, ~~XXXXXX~~ order it but it unable to do so will phone the S.F.C.A.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY.

None.

4. INSURANCE CARRIED ON ABOVE PROPERTY: 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)
1 \$50.00 Victory Bond, 1941 -- In owner's possession.

8. BANK ACCOUNTS: \$1500.00 in Royal Bank, Main & Hastings, Van.B.C.
Account No. 1508

9. LIFE INSURANCE:
Sun Life Assurance Co. of Canada -- #2010,164--Beneficiary, wife.
Policy in own possession

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 5th day of May 1942.

(Signature) B. Anaki

ASmcmh
 Witness

FOR DEPARTMENTAL USE

P.D. 16/11/42

INFORMATION FROM R.C.M.P.

Date May 29/43

File No. 7699

11 Name ARAKI, Buyemon
(Surname in Block Letters)

Registration No. 04357

☒ Male - Female
(check)

Age June 3/1891

Former Address 762 Powell St., City

Date Evacuated May 11/42 ☒ Naturalized - Canadian-Born - National
(check)

Present Address c/o Sigalet & Co., Squaw Valley Mill, Lumby, B. C.

☒ Married - Single
(check)

Name of Wife SADAMITSU, Nui - #04356

Name of Husband - - -

Name of Father SUKUHARA, Kichishiro (Dec'd)

Name of Mother ARAKI (?)

Names of Children under 16

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information Carpenter. Owner of house & property at
above address.

-- REAL PROPERTY SUMMARY --

File No. 7699
Reg. No. 04357

JAPANESE NAME: - Buyemon ARAKI,
CATALOGUE NO: - 217
PROPERTY ADDRESS: No. 762 Powell Street, Vancouver, B.C.
LEGAL DESCRIPTION Lot 13, Block 51, District Lot 181, Group 1, New Westminster District, Plan 196,
TITLE: in the name of Buyemon ARAKI, Certificate of Title #11918-K.
ENCUMBRANCES: None registered. No evidence of any on file.

Vesting #34705, filed August 23, 1942.

Land \$900.00

Improvements 700.00 - Total \$1600.00 Taxes \$59.89

(Assessment of improvements was reduced to \$650.00 in 1923)

CLASSIFICATION:

(Nicol report 21 May, 1942) as follows:-

"1. Legal Description: Lot 13, Block 51 D.L. 181, being a store with rear quarters, having a frontage of 22 ft. on the south side of Powell Street, between Heatley & Hawks Avenues, and having a depth of 120 ft. being known as 762 Powell Street.

This building is in a poor residential district.

2. This wooden building contains a now-empty small merchandise store 15' x 22' cement floor, with a suite at rear having 3 bedrooms, living-room and kitchen combined, and toilet and pantry, all in fair condition. It has been rented by P. C. Gibbens & Co. 254 East Hastings St., to Mr. George Henry Tozer at \$20.00 per month from May 13th. He has paid the first month's rent to them. The store will be used as living quarters. At the rear of the property is a well constructed garage and shed."

ADMINISTRATION:

P.C. Gibbens & Co. Ltd. were appointed Agents for the property, by Mrs. ARAKI which appointment was confirmed by the Custodian May 18, 1942, Gibbens & Co. reported on May 20, 1942, that the premises had been rented as from May 13th, 1942, to George Henry Tozer at \$20.00 per month. Tozer was succeeded in the tenancy on September 13th, 1942 by Norman B. Stanley at \$20.00 per month. Stanley occupied until Feb. 13, 1945, when he vacated and went to New Westminster, leaving a balance of \$70.00 unpaid rental. Total rental revenue from May 13, 1942 to Feb. 13, 1945, 33 mos, - \$660.00, collected and credited \$590.00. Locke, Lane Guild & Sheppard were instructed to collect the arrears of \$70.00 from Stanley and Stanley submitted to Gibbens & Co. a claim of \$48.00 for decorating. According to the memo of August 6, 1945 on file it was proposed to allow a credit of \$24.00 on the decorating claim, leaving a balance of \$46.00. This arrangement was not completed and allowing the credit of \$24.00, the unpaid balance due from Stanley stands at \$72.00. The credit of \$24.00 has not been entered in the ledger.

Mr. ARAKI in his letter of December 2, 1942, claimed that the tenant was obligated to pay the water charges. This claim was denied on December 30, 1942 by Gibbens & Co., who had rented to the Tenant. The rental Agents proposed to instal a new bath at a cost of \$25.00. This proposal was approved by the Custodian March 12, 1943, but no further action followed.

APPRAISAL:

By J.R. Reid & Co. \$1250.00(copy not on file)

(over)

REAL PROPERTY SUMMARY - continued.

File No. 7699

OFFER: - P.C. Gibbens on behalf of Gooley Gow and Gore Jing Fong submitted to the Custodian an offer of \$1250.00 for the property on October 31, 1944.

SOLD TO: Gooley Gow and Gore Jing Fong for \$1250.00 cash, approved by Advisory Committee October 23, 1944.

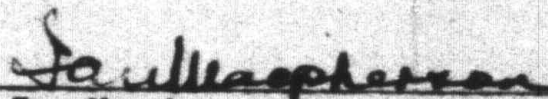
CONVEYANCE: - Transmission to the Custodian and Deed from the Custodian to purchasers dated December 4th, 1944 were registered December 19th, 1944. Certificate of Title, #115575-L in names of Gooley Gow and Gore Jing Fong issued Jan. 29, 1945, acknowledgment of and receipt thereof signed by both purchasers dated March 12th, 1945 is on file.

FUNDS: The account of Buyemon ARAKI shows credits of sale price of property \$1250.00 plus rentals \$590.00- total \$1840.00; less disbursements of commissions on rent \$31.00, repairs \$11.17, Sundries \$34.00, taxes \$113.74 insurance \$19.73, advertising \$4.00, Certificate of Encumbrance \$1.00, appraisal fee \$5.00, registration fee \$9.25. Commission on sale \$62.50, closing adjustments \$32.90, total \$324.29. Net amount released to the credit of Buyemon ARAKI \$1515.71

OLD TITLE: Certificate of Title #11918-K- This was in possession of the owner, who was requested on November 13, 1944 to send it to this office. Mr. ARAKI refused to do so on November 11, 1944.

PROTEST: Buyemon ARAKI in a letter dated November 21, 1944, on being advised of the sale protested a sale at less than \$5,000.00. A statement of this account was sent him on March 23, 1945.

The above Summary is certified to be in accordance with the information on file.


Ian Macpherson

November 17th, 1947

November 17th, 1947

FIRE INSURANCE SUMMARY --

File No. 7699

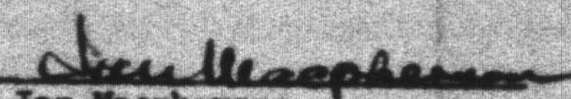
Buyemon ARAKI,
Reg. No. 04357

762 Powell Street,
Vancouver, B.C.

At date of evacuation the premises carried insurance on the building in the Michigan Fire and Marine Insurance Co. policy #6012318, \$1,000.00, expiring 20-3-43. This was renewed by policy #6012733, \$1,000.00 for 3 years expiring Mar. 20, 1946; this policy was transferred to Goosy Gow and Gore Jing Fong on January 11, 1945 and policy mailed to them March 6, 1945.

ARAKI carried insurance on windows in B.C. Plate Glass, policy #30799 expiring August 21, 1944. This was renewed by policy #32933, expiring August 21, 1947. Policy was transferred to Goosy Gow and Gore Jing Fong and mailed to them March 6, 1945.

The above Summary is certified to be in accordance with the information on file.


Ian Macpherson

04357

ARAKI, Daisuke

7529

[illegible]

MEMORANDUM

May 12th, 1943.

To: File 7699
From: Specified Articles Dept.

RE: ARAKI, Buyemon - Reg. 04357

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
<u>CAMERA</u>	1 No. 1A Kodak Camera #27245 and case. Series 111; F7.7 lens; serial #12832	\$ 12.50
<u>RADIO</u>	2 Victor Radio. Serial No. 463.	20.00
	3 Transitone Radio. Serial No. T30538.	9.50

213 Sold at Vancouver Radio Auction #2, Jan 27/44
1 Released to BCSC Sept 12/44
G. Matheson

Camera for shipment to Son, Satoshi,
Araki as requested by Buyemon Araki
as letter B.C. Sec. Com. Dept 12/44
Meh 9/48
A

File No. 7699
Reg. No. 0/357

BUENOS AIRES

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 May 27	Rent to June 13 Commission - P. C. Gibbons	\$ 2.00	\$ 20.00	
July 13	G. H. Tosler - rent Commission	1.00	20.00	
August 11	G. H. Tosler - rent Commission	1.00	20.00	
August 28	Ck 300 - Mrs. B. Araki	37.50	20.00	
September 12	G. H. Tosler - Aug. 13 rent Water rates Commission	4.75 1.00		
October 7	M. B. Stakley - rent due Sept. 13 Commission - P. C. Gibbons & Co.	1.00	20.00	
November 11	Rent collected Commission	1.00	20.00	
November 25	Ck 962 - B. Araki - living expenses	37.50		
December 12	Rent collected Commission B. Araki - ck No. 1317	1.00 12.50	20.00	
1943 January 14	Rent collected Commission Maintenance & Repairs Sundry	1.00 3.67 3.75		
January 29	Ck 1623 - Buyamon Araki	12.50		
February 13	Rent collected Commission	1.00	20.00	
February 25	Ck 1961 - B. Araki	12.50		
March 12	Rent collected Commission	1.00	20.00	

File No. 7699

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
March 19	Ck 2271 - Buyemon ARAKI	\$ 12.50		
March 23	Ck 2339 - P. C. Gibbens & Co. - Michigan Fire & Marine Insurance Co. # 6012733	6.50		
April 15	Rents collected Commission Repairs & Maintenance	1.00 7.50	20.00	
April 22	Ck 2855 - Buyemon ARAKI	12.50		
May 14	Rent collected Commission Sundry	1.00 3.90	20.00	
May 19	Ck 3262 - Buyemon ARAKI	12.50		
June 15	Rent collected Commission	1.00	20.00	
June 25	City of Vancouver - 1943 taxes	56.69		
July 14	Rent collected Commission	1.00	20.00	
August 26	Rent collected - 762 Powell St. Commission	1.00	20.00	
September 20	Rents collected P. C. Gibbens - commission Sundry	1.00 3.75	20.00	
September 22	Ck - B. ARAKI	15.00		
October 20	Rents collected Commission	1.00	20.00	
October 28	Ck 5911 - B. ARAKI	15.00		
November 26	Rents collected Commission	1.00	20.00	
November 25	Ck 6486 - B. ARAKI	15.00		

File No. 7599

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 December 23	Rents collected Commission	\$ 1.00	\$ 20.00	
December 28	Ck 7056 - B. Araki	15.00		
1944 January 27	Ck 7831 - B. Araki Rents collected Commission	15.00 1.00	20.00	
February 16	Rents collected Commission Sundry	1.00 3.90	20.00	

CR \$ 78.59

File No. 7699
Reg. No. 06357

BUSINESS ACCOUNT

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 February 15	Balance as per statement sent		\$ 76.59	
February 28	Cheque to you Proceeds Auction Sale	15.00		44.10
March 13	Land Registry Office - Certificate of Endorsement	1.00		
March 24	Cheque to you	50.00		
April 26	Cheque to you	20.00		
May 25	Cheque to you	18.00		
June 27	1944 taxes	57.05		
August 5	B. C. Plate Glass Insurance Co.	13.23		
September 18	Proceeds Auction Sale		147.18	
September 26	Cheque to you	150.00		
October 21	Cheque to you Rents collected Agent's commission, water, etc.	25.00 21.95		150.00
November 7	Rental adjustment to purchaser Credit re Sale of Property	63.33		
			1,199.68	
		\$ 434.56	\$1,619.55	
1945 Apr. 4 -	Rents collected Oct 1944 Agent's commission	1.00	20.00	
1946- Mar. 27 -	Proceeds Auction sale		7.94	
1948 - Mar. 4 -	Cheque to you			

CR \$ 1,164.79

1211.93
1647.49 1 647.49 NIL

Reg. # 7699
Bumper Reg. # 04357

Please file

Earle Leane, B.C.
May 24th 1949

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

EXECUTION SECTION	
Rec'd	MAY 27 1949
File No.	7699
Referred	Johnston

Dear Sir:

We, wished to - on May 21st.
1949 received a Buddhist shrine through
C.P.R. Express.

Again. Thanks for everything!

Yours truly,

B. Crake
St. John's

7699

May 17th, 1949.

Mr. Buyemon ARAKI,
Reg. No. 04357,
East Kelowna, B. C.

Dear Sir:

We are in receipt of your letter dated May 20th and in reply wish to advise that on May 17th, 1949, we shipped to you prepaid, via Canadian Pacific Express, one parcel containing a Shrine which was in our storage.

When said parcel is received by you, please acknowledge receipt of same for our records.

In the event that this Shrine does not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in Vancouver. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether this article is of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/ER

Office of Custodian
506 Royal Bank Bldg
Vancouver. B.C.

East Kelowna B.C.
May 20. 1949

EVACUATION SECTION	
Recd.	MAY 16 1949
File No.	7699
Referred	Johnston

NEE-Sui:—

Reg.—Parcels (File No. 7699)
Buyemon Araki..

- Received - 1 only, Photo frame - picture.
also (just photo frame) (rubbish)

Please send us "Buddish Shrine", if still
in your hand.., and if is broken.. please.

- Don't bother.. because I noticed
elsewhere you're sending out goods
that isn't worth a whole.

I thank you..

B. Araki
Per. S.H.

7699

May 6th, 1949.

Mr. Buyemon ARAKI,
Reg. No. 04357,
East Kelowna, B. C.

Dear Sir:

We are in receipt of your letter of April 18th,
and in reply wish to advise that on May 4th, 1949, we shipped
to you prepaid, via Canadian Pacific Express, one parcel
containing goods of yours which was in our storage.

When said parcel is received by you, please
acknowledge receipt of same for our records.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/JS

East Kelowna, B.C.
April 18th 1949

Office of Custodian
1506 Royal Bank Bldg
Vancouver, B.C.

EVACUATION SECTION	
APR 21 1949	
File No.	7699
Index	Johnston

Re: - James pictures & Photos
and 1 Shrine,
File No. 7699
Buyermon Araki, Reg. No. 04357
East Kelowna, B.C.,

Dear Sir,

Received your letter on April
11th. Please kindly forward the
goods without cost, - only we
have changed the address to
East Kelowna.

I thank you.

Van Storge
/

Yours truly,
B. Araki.
Per. S.A.

7699

April 6, 1949.

Mr. Buyemon ARAKI,
Reg. No. 04357
c/o Mr. S. Knops,
R.R. #1,
Oyama, B.C.

Dear Sir:-

We wrote you on November 24, 1948, regarding framed pictures & photos and 1 shrine, presently in Custodian storage in Vancouver which appear to belong to you, but to date we have not received a reply to our letter.

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

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

Yours truly,

WJJ:DD.

W.J. Johnston,
Office of the Custodian.

7699

November 24, 1948.

Mr. Buyemon ARAKI,
Registration No. 04357,
c/o Mr. S. Knope,
R. R. # 1,
Oyama, B. C.

Dear Sir:

Personal goods now in Custodian storage include:-

Framed Pictures & Photos

listed in the name of Buyemon ARAKI.

If these items belong to you and you wish to receive them, please inform the Custodian on or before the 31st day of January, 1949, giving your full name and address for shipment.

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

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

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

WJJ/CH

Enc. 1.

COPY.

East Kelowna, B.C.
May 31st/48.

Japanese Property Claims Commission,
Court House,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 4 1948
File No.	7699
Ans.	✓
Referred	

Dear Sirs,

Re: Buyemon Araki

I would like to mention that we have moved
to new address, formerly lived at Oyama B.C.
Our new address is East Kelowna, B.C.

Therefore, in regarding information
please address to East Kelowna, B.C.

I thank you.

Yours truly,

B. ARAKI

Per. S.A.

D
Qmaw/48

BUREAU ASSET

File No. 7599
Sug. No. 62357

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 February 18	Balance as per statement sent	0	0 72.57	
February 26	Cheque to you Proceeds Auction Sale <i>Radio -</i>	15.00	44.10 ✓	
March 13	Land Society Office - Certificate of Encumbrance	1.00		
March 24	Cheque to you	50.00		
April 26	Cheque to you	20.00		
May 25	Cheque to you	12.00		
June 27	1944 Taxes	57.05		
August 5	M. C. Plate Glass Insurance Co. Proceeds Auction Sale	13.73	127.18 ✓	
September 12	Cheque to you	150.00		
September 26	Cheque to you	25.00	150.00	
October 21	Cheque to you Rent's collected Agent's commission, water, etc.	21.95		
November 7	Rental adjustment to purchaser Credit re Sale of Property	63.33	1,197.56	
			<u>1,197.56</u>	
			\$ 424.56	\$1,619.55

CE 1,194.99

20.

261464
Antioch Station Catridge
Agent's Commission
March 26
Proceeds Auction Sale

154.93
1647.29 1647.08
to 12/1/93

March 4, 1948.

Mr. Guyemon ARAKI,
 Reg. No. 04357,
 c/o S. Knops,
 R. R. #1,
 Oyama, B. C.

Dear Sir:

In reply to your letter of the 23rd ultimo, Custodian cheque for \$1,211.93 is attached hereto, and represents the balance of your account at this office.

A statement of your account was sent to you on March 28, 1945, and since that time the following entries have been made:

<u>Date</u>	<u>Particulars</u>	<u>Dr.</u>	<u>Cr.</u>	<u>Bal.</u>
	Balance as per statement	\$	\$1184.99	
1945 April 4	Rents collected, October, 1944 Agent's Commission		20.00 1.00	
1946 March 27	Proceeds, Auction Sale		7.94	
	Balance for remittance		<u>1211.93</u>	
		\$	<u>1212.93</u>	\$1212.93

It would appear that we have accounted for all the real and personal property left by you in the protected area. Your account and file are therefore being closed. Kindly acknowledge receipt in the enclosed self-addressed envelope.

Yours truly,

C. H. Reed
 C. H. Reed,
 Office of the Custodian.

CHR/fm
 enc. (2)

File No 7699

BUYEMEN ARAKI #04357

c/o S. KNOPE. R.R. #1

OYAMA. B.C.

FEBRUARY 23rd/43.

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

EVACUATION SECTION	
Rec'd	FEB 24 1948
File No.	7699
Ans.	
Referred	Gustabury

Dear Sir:-

Regarding: Catalogue no. 417
762 Powell St. Van. B.C.
12/51/181

Regarding to our property, I understand
you have sold it on November 1st 1944 for the
sum of \$1250.00

Also I understand that sale of this
property is being carried out as a part of
the policy of liquidation outlined by the
Canadian Government as stated in the
letter of November 24th 1944.

However if this statement is true and if
there is a hope of alternative of returning
this property to former owner, will you kindly
forward the net proceeds (if any) credited
to my account. I thank you

1.26/11 93

Yours truly,

B. Araki.

7699/8242

REGISTERED.

March 29th, 1946.

Mr. Guyemon ARAKI,
Reg. No. 04357,
c/o Sigalet Lumber Co.,
Lunby, B.C.

Dear Sir:-

Re:- Policy No. 2,010,164-
Sun Life Assurance Company of Canada

We are enclosing to you herewith a cheque for \$802.35 of Sun Life Assurance Company of Canada to your order and that of Nui ARAKI, in accordance with their undated letter to you, a copy of which we have just received.

Kindly acknowledge receipt.

Yours truly,


B.R. Dusenbury,
Administration Department.

BRL/DD.
Enc. 1.

cc. to Dept. of Labour, Japanese Division,
cc. to Sun Life Assurance Company.

7699

October 17th, 1945.

Mr. Norman E. Stahley,
c/o P.O. General Delivery,
New Westminster, B.C.
Mathewson Ave. Surrey.

Dear Sir:-

Re:- 762 Powell Street

We enclose to you herewith copy of letter of the 6th of July last in respect to arrears of rent due by you. As we enclosed a stamped addressed envelope in which you could reply, we naturally expected the courtesy of an answer. Our July letter was not returned to this office, hence we may properly assume that you received it.

Please forward a remittance for \$46.00 as requested, so as to avoid our taking further action.

Yours truly,

BRD/DD.
Enc.


B.R. Dusenbury,
Administration Department.

c/o H. Sigalet & Co.,
Lumbu, B.C.

C
O
P
Y

Office of Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Mr. F.G. Shears.

File No. 7690 Re: permit to travelled to
7699 to claimed a valuable goods and documents.

Received on your letter on Oct. 16th and thanks for giving
me advice on this matter.

The goods that hidden are very well kepted, therefore it is
difficult to describe the location so we are dropping this matter for
the present.

Perhaps, someday, when the freedom is open, we be looking
on these matter again.

We are very sorry to caused the trouble.

We thank you,

Yours truly,

(Signed) S. Araki.

7690 ✓
7699

11th October, 1945.

Mr. Satoshi Araki,
Registration #06325,
c/o Messrs. H. Sigale & Co.,
Squam Valley Mill,
Lunby, B.C.

Dear Sir:

Your undated letter of September addressed to the Royal Canadian Mounted Police has been forwarded to us for attention.

It is noted that you claim to have hidden what you describe as valuable goods and documents and so forth and that you suggest this as a reason for issuance of a permit for yourself and father to come to Vancouver.

As a matter of policy the Custodian has refrained from arranging for any permits and from advice supplied us by the Royal Canadian Mounted Police they are not prepared to respond to your request.

In view of the disclosure made in your letter we are asking you to write fully advising just what effects are concerned and to describe as accurately as possible the location of these goods. Upon receipt of this information we will contact the Royal Canadian Mounted Police and together with their representative endeavour to locate the items in question.

If you will state what disposition you desire to be made of what may be located consideration will be given to your request, depending upon the nature of the assets revealed.

There is at present an amount of \$1,203.99 standing to your father's credit which it would appear can be released when we have further advice from you regarding the outstanding matter to which you have referred.

Your immediate attention is requested.

Yours truly,

F. G. Shears,
Director.

File 7699

MEMORANDUM to File.

July 6th, 1945.

File

Re:- Buyemon ARAKI, Reg. 04357,
762 Powell St. Vancouver, B.C.
& Norman Stahley- \$70.00 rental
arrears

This account was placed in the hands of Messrs. Locke, Lane, Guild & Sheppard, Barristers etc. on the 28th of May 1945 for collection. In response to their letter the tenant presented a bill for \$48.00 for decorating to the Rental Agents P.C. Gibbens & Co., but did not pay any portion of the arrears.

The writer called Mr. Swain of the Agent's office, on the 7th of June regarding this matter, and on several occasions since, but he was unable to effect any settlement, although considering an allowance of \$24.00 on the decorator's bill. Yesterday Mr. Swain reported to this office that Stahley had "skipped out" and gave as his address General Delivery, New Westminster, Mathison Ave. Surrey.

Allowing \$24.00 for decorating there is a balance of \$46.00 owing.

[Signature]

BRD/DD.

7699

July 6th, 1945.

Mr. Norman E. Stahley,
c/o P.O. General Delivery,
New Westminster, B.C.
Mathewson Ave. Surrey.

Dear Sir:-

Re:- \$70.00 rent arre rs- 762 Powell
Street, Burnaby, B.C.

We are advised by Mr. Swain of P.C. Gibbens & Co., that you have left the above named premises without settling the arrears of rent amounting to \$70.00. There was a bill for decorating amounting to \$48.00, of which we knew nothing until pressing for payment of these arrears. However, we agreed to allow \$24.00 of this amount, in full settlement of this claim of yours, provided you would pay the balance, namely \$46.00 in cash.

We do not wish to cause you any additional expense, but we require payment of this amount without further delay.

We enclose a stamped addressed envelope, in which you may send your reply with your remittance of \$46.00.

We shall expect to hear from you promptly.

Yours truly,

BRD/DD.
Enc.

B.R. ~~Stenbury~~,
Administration Department.

7699
Evacuee Section

509 Royal Bank Bldg.,
Vancouver, B. C.
May 26th, 1945

Messrs. Locke, Lane, Guild & Sheppard,
Barristers and Solicitors,
470 Granville Street,
Vancouver, B. C.

Attention: Mr. Stenard

Re: Byronson ANAKI and
762 Powell Street

Dear Sirs:

The above noted premises is rented to Mr. Norman B. Stahley at \$30.00 monthly, and we are now informed by the Administration Department that rent is in arrears to the amount of \$70.00.

Will you kindly write Mr. Stahley, informing him that the matter has been placed in your hands for collection, and request that he make immediate remittance to you.

Please do not commence proceedings until you are so advised.

Yours truly,

K. V. WRIGHT
COUNSEL TO THE CUSTODIAN

KVW/JT

May 26th, 1945

MEMORANDUM

TO: Mr. Wright,
FROM: Mr. Wilson

Re: - ARAKI, Buyamon (Mrs.)

The property at 752 Powell Street, Vancouver, has been sold and the tenant Norman B. Stahley is in arrears to the amount of \$70.00 for rent.

Our agents Messrs. P.C. Gibbens & Co. Ltd. have been in touch with him every week for the past three months. They have now advised me that it looks as if they are unable to collect these arrears as the purchaser of the property has told Stahley that he needn't pay any more rent, provided he vacates the premises by July 1st next.

Will you kindly take such action as you may see

fit.

ODM/DD.

7699

May 15, 1945

Mr. Norman B. Stahley,
762 Powell Street,
Vancouver, B. C.

Dear Sir:

In connection with the premises which you are occupying at 762 Powell Street, as this property has been sold and there are arrears of rent owing to us amounting to \$70.00, unless this money is received immediately, we will place the matter in the hands of our Legal Department to take whatever action they see fit.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

7699

May 15, 1945

Messrs. P. C. Gibbens
& Co. Ltd.,
254 E. Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: 762 Powell Street.

We have phoned your office repeatedly in regard to the arrears of rent owed by Norman B. Stahley at 762 Powell Street. As this property has been sold and we have had to make adjustments up to February 12th, we must ask you to bring extreme pressure upon Mr. Stahley to pay up the balance of \$70.00 owing to us.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

EVACUATION SECTION	
Rec'd	APR 12 1945
File No.	7699
Ans.	✓
Referred	Milson

Bryam Frank #04357
 File no. 7699.
 J. H. Sigale & Co
 Squaw Valley Mill
 Lumby, B.C.
 April 12/45

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

Dear Sir:— Re-Catalogue No. 217
 762 Powell St.
 13/51/181!

I have noticed that above property has
 been sold for sum of \$1250.00

As I have mentioned in last letter
 that I have no intention in selling
 this property at all.

However, that it has been sold under
 Custodian, I have no choice.

Therefore, could you send me a rent
 balance only, and leave the rest
 in your hand for time being.

I thank you
 Yours truly
 J. H. Sigale

Ans from J. H. Sigale
 1199 65
 Bal 1194 21

7699

March 28, 1945

Mr. Buyemon ARAKI,
Reg. No. 04357,
c/o Sigalet & Co.,
Squaw Valley Mill,
Lumby, B. C.

Dear Sir:

Re: Catalogue No. 217
762 Powell Street
13/51/181.

Please be informed that the above property has been sold as of November 7th, 1944 for the sum of \$1250.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date, which includes the net figure to which reference has already been made.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH
Enc.

c.c. B.C. Security Commission

STATEMENT RE SALE OF:

Name: ARAKI, Guyemon

Catalogue No: 217,

File No: 7699

Street Address: Vancouver, B.C.

Reg. #04357

Legal Description: 13/51/181

Nov. 7/44

Date of Sale and Adjustments

Sale Price \$ 1250.00

Real Estate Agents Commission \$ 62.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance

(12.28

Taxes

(2.96

8.44

~~Water~~74.00\$ 1273.68

Net Proceeds credited to your account

1199.68

Date:..... March 24th, 1945.

Compiled by:..... Mr. George Peters

Catalogue No. 217
File No. 7699
762 Powell Street
Vancouver/13/51/181
Certificate of Title No. 115575-L

EVACUATION SECTION	
Rec'd	MAR 13 1945
File No.	7699
App.	
Referred	Peters

Control of property covered by Certificate of Title No. 115575-L and described above is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of this property have been settled.

Dated at Vancouver this 12 day of March 1945.

Signed Gooley Gow

Signed Gow Jing Jong

Return to the Custodian

7699

REGISTERED A/R

March 6, 1955.

Messrs. Goosy Gow and Gore Jing Fong,
406 Princess Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 217
762 Powell Street
Vancouver/12/51/151

Attached please find Certificate of Title No. 115575-L
registered in your names jointly and covering the above described property.
We also attach Michigan Fire & Marine Insurance Company policy No. 6012733
and British Columbia Plate Glass Insurance Company policy No. 32933 which
have been assigned to you.

Adjustments as of November 7, 1944 have been calculated as
shown on the enclosed sheet and a balance of \$32.90 appears to your credit
cheque for which amount is enclosed herewith.

Please sign the attached control receipt and return it to this
office as soon as possible.

Yours truly,

George Peters,
Administration Department.

GP:MA
Encs.
cc Messrs. F. C. Gibbons & Company

Catalogue No. 217,
File No. 7599
752 Powell Street, Vancouver, B.C.
Lot 13, Blk. 51, D.L. 141, N.W.D.

March 6th, 1945.

GOOEY GOW and GORE JING FONG

(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at November 7th, 1944)

	DEBIT	CREDIT
Purchase price	\$1250.00	
Cheques received		1250.00
<u>Amount of rent collected</u>		
November 7th to November 12th		
5/30 x 20.00		3.33
(November 13th to December 12th)		
(December 13th to January 12th)		
(January 13th to February 12th) - 3 months @ 20.00		60.00
Registration fees on deed - \$1250.00	6.75	
Insurance premium - 92.8% x 13.73	12.28	
" " 45.5% x 6.50	2.96	
Purchaser's proportion of 1944 taxes -		
54/365 x 57.05	8.44	
Balance owing to purchaser	32.90	
	<u>\$1313.33</u>	<u>1313.33</u>

BALANCE OWING TO PURCHASER - \$32.90

7699

February 26, 1945

Mr. Norman B. Stanley,
762 Powell Street,
Vancouver, B. C.

Dear Sir:

In connection with the premises which you are occupying at 762 Powell Street, our agent advises us that you are \$110.00 in arrears of rent. This is to advise you that unless these are paid at once, it will be necessary for us to place the matter in the hands of our Legal Department to take whatever action they may see fit.

We would call your attention to the fact that under the existing rental control regulations, you may be summary evicted for non-payment of rent.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

File No. 7699.
Catalogue No. 217.

February 3rd, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Buyemon ARAKI
City of Vancouver
Lot 13, Blk. 51, D.L. 181, Gp.1,
N. W. D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated December 19th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 115574-L, dated December 19th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 115575-L, dated December 19th, 1944, registering the property in the names of Goosy Gow and Gore Jing Fong (Tenants in Common) - Deed.
3. Duplicate of Transmission dated December 4th, 1944.
4. Duplicate of Deed dated December 4th, 1944 - Secretary of State to Goosy Gow and Gore Jing Fong (Tenants in Common).
5. Certificate of Indefeasible Title number 115575-L, dated January 29th, 1945, covering the above property in the names of Goosy Gow and Gore Jing Fong.

D. A. Cramer

DAC:JS
Atch.

7699

January 31, 1945

Mr. Buyemon ARAKI,
Reg. No. 04357,
c/o Sigalet & Co.,
Squaw Valley Mill,
Lumby, B. C.

Dear Sir:

Referring to your letter of recent date in regard to your property at 762 Powell Street, as previously advised, this property is in course of sale at a price of \$1,250.00, the date of sale being November 7th, 1944, and as soon as the transaction is completed, the funds will be placed to your credit and will be available to you in the usual way.

At the present time the tenant is \$50.00 in arrears of rent owing to being ill in the hospital, but has promised to pay these arrears up at the rate of \$20.00 every two weeks.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

File no. 7699.

Buysen on Araki Reg. # 04257.

Y. H. Sigaleb & Co.

Squam Valley, Mice

Lumby, B.C.

Office of Custodian
506 Royal Bank Bldg.
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 30 1945
File No.	7699
Ans.	
Referred	Milson

Dear sir:—

Re - Dwelling at 16r Powell St, Vancouver, B.C.
Last Dec 20th received a cheque of \$15.00 as
a house rent and since, then I haven't in
receipt of any rent. Therefore I would like
to know what has happen to this property.
However, I would appreciate if you drop me
a line in this matter.

Thank you.

Yours truly
G. H. Shaker

nov 27

TELEPHONE: PACIFIC 5553

ESTABLISHED 1906

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

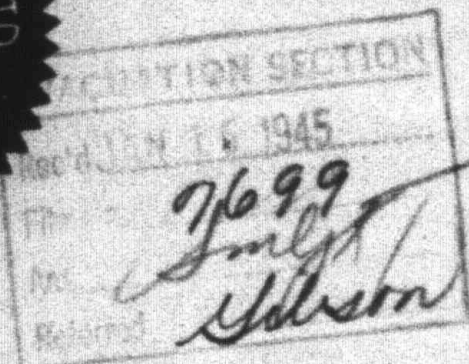
TRUSTEES, FINANCIAL AND ESTATE AGENTS

NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM

254 EAST HASTINGS STREET,

VANCOUVER, B. C.



13th January 1945

Office of the Custodian,
506 Royal Bank Building.,
City.

Dear Sirs:-

Attention Mr S. M. Gibson.

Your file 7699. B. Araki.

We are returning herewith B. C.
Plate Glass Policy No 32933, B Araki, this
Policy has been duly changed to cover in the
name of Goocy Gow and Gore Jing Fong, and the
Insurance Company have duly consented to the
transfer.

Yours very truly

P. C. GIBBENS & CO LTD,

S-s.

per

Established Over A Quarter Of A Century

R#7699

Dugan on Asahi #04357
G. H. Sigelot & Co
Squam Valley Mill
Lumbly, BC

Office of Justice
306 Poyas Bant Bldg.
Vancouver, B.C.

EVACUATION SECTION	
JAN 4 1945	
Rec'd	
File No.	7699
Ans.	
Referred	Milson

Dear Sir:

Will you kindly send
me — the Power Co. '1944 tax receipt for the
purpose of refunding my school tax in this
district. I very much appreciated in
this matter.

Yours Truly
J. L. Asahi

TELEPHONE: PACIFIC 6553

ESTABLISHED 1906

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS

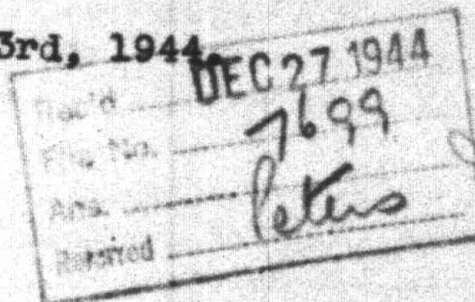
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET.

VANCOUVER, B. C.

December 23rd, 1944



Office of the Custodian,
506 Royal Bank Building,
City.

Gentlemen:

atten. Mr. Milsom!

RE Catalogue No. 217 - 762 Powell St,
Vancouver, your file No. 7699.

We have, today, received word from
your office that the sale of the above property
to Messrs Gooley Gow, & Gore Jing Fong has been
consummated.

We have paid, already, the water rates
for November amounting to \$3.75 which amount is
due to us.

This letter is to advise you in order that
you may make adjustments, if necessary.

Yours very truly,

P.C. GIBBENS & CO. LTD.

PER:

GS.s

Established Over A Quarter Of A Century

7699

November 24th, 1944

Mr. Buyemon ARAKI,
Registration No. 04357,
c/o H. Sigale & Co.,
Squaw Valley Mill,
Lumby, B.C.

Re: Catalogue No. 217
762 Powell St.,
13/51/181

Dear Sir:

We are in receipt of your letter of November 21st. This has been carefully read and we can appreciate that the disposal of your property is a matter of great personal concern to you. However, the sale of all Japanese-owned properties is being carried out as a part of the policy of liquidation, outlined by the Canadian Government, on the basis of independent appraised valuations, and we can only advise you that we are unable to consider any alternative.

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

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

Yours truly,

George Peters,
Administration Department.

GP/MED

File No 7699. Pg. 4
Buyer on file 04354

W. H. L. & Co.
Squaw Valley Hotel
Lumby, BC
Nov. 21/18

Office of Justice
306 Royal Bank Bldg.
Vancouver BC

Mr. George Peters
Dear Sir..

Re: Catalogue No. 219
762 Bowell St.
12/51/18

EVACUATION SECTION
Recd. NOV 22 1944
File No. 7699
Ans.
Referred

Receiving your letter stating sale above
property on the basis of a valuation independently made and
following with unreasonable price of \$1250.00 and besides
usual charges for the sale of property.

However, I've find myself it isn't worth selling
at this price and beside it is not for sale, that is
not less than \$5000.00.

I therefore am not going to send a holding title to
this above property.

Hoping you will understand the situation.
Thanking you for this matter

Yours truly,

Buyer on Araki

7699

November 13, 1944,

P. C. Gibbens & Co. Ltd.,
254 E. Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 217,
762 Powell Street,
13/51/181.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be November 7, 1944.

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

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

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

Yours truly,

George Peters,
Administration Department.

GP:AS

7699

November 13, 1944.

Mr. Buyemon ARAKI,
Reg. No. 04357,
c/o H. Sigalet & Co.,
Squaw Valley Mill,
Lumby, B.C.

Dear Sir:

Re: Catalogue No. 217,
762 Powell Street,
13/51/181.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$1250.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

7699

November 7th, 1944.

P. C. Gibbens & Co. Ltd.,
254 East Hastings Street,
Vancouver, B.C.

Re: Catalogue No. 217,
762 Powell Street,
13/51/181

Dear Sirs:

This will acknowledge receipt of your letter of November 3, in which you enclosed your certified cheques for \$1,125.00. We have now received a total of \$1,250.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Goosey Gow and Gore Jing Fong, both of 406 Princess Ave., Vancouver, occupation - cooks, Chinese subjects, Tenants in Common.

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

Yours truly,

George Peters,
Administration Department.

[Handwritten signature]
CP/MS
encl.

7699

November 6th, 1944

Mr. Buyemon ARAKI,
Reg. No. 04357,
c/o H. Sigale & Co.,
Squaw Valley Mill,
Lumby, B. C.

Dear Sir:

As requested in your letter of November 4th, enclosed find list of chattels which were sold by public auction. You will note that the washing machine was sold with the rest of the articles.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

File No. 7699

BOYEMON ARAKI Reg. 04357.

40 St. Sigal & Co.

Squam Valley Mill

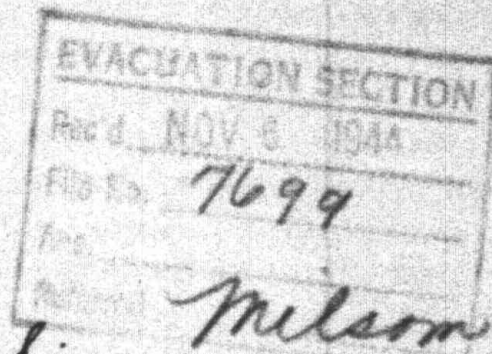
Lumbly, B.C.

Nov. 4/44

Office of Custodian

506 Royal Bank Bldg.

Vancouver, B.C.



Dear Sir:

I've received

cheque of \$150.00 on Sep. 22nd,

As you states - that you have removed
the chaffs in the shed at the rear of
767 Pouce St. and goods have been sold at
public auction.

Since I've have washing machine (Ballyman)
among the goods, and it wasn't registered
at Custodian, I would be appreciate
to know what becomes of it. Also waiting
for statement, as you mentioned, thank you. -

Yours truly

B. Araki
per. [Signature]

Catalogue No. 217
File No. 7699

TO THE PURCHASER

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

Full name: **GOOEY GOW**
GORE JING FONG

Address: *Wth of 406 Princess Ave Vancouver*

Occupation: *Cooks.*

Nationality: *Chinese*

Important

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

Gooley Gow
Gore Jing Fong

TELEPHONE: PACIFIC 6553

ESTABLISHED 1906

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS

NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET

File No. VANCOUVER, B. C.

Ans.

Referred

EVACUATION SECTION
NOV 4 1944
7699

November 3rd, 1944.

The Custodian Enemy Alien Property
506 Royal Bank Building,
C i t y.

Dear Sir:

Your file No. 7699, catalogue No.
217 - 762 Powerll St., 13-51-181.

We have yours of the 1st inst, and
have pleasure in handing you herewith certified
cheques totalling \$1125:00 being the balance of
the purchase price herein.

We are also returning herewith the
form you sent along which has been duly completed
by the purchasers. They are NOT British subjects.

Yours very truly,

P.C.GIBBENS & CO. LTD.

PER: *LRM*

LRM.s

Deposit of \$125.00 previously recd.

Established Over A Quarter Of A Century

7699

November 1, 1944.

Messrs. P. C. Gibbens & Co. Ltd.,
254 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 217
762 Powell Street
13/51/181

Your letter of October 21st enclosing cheque for \$125.00 and offer to purchase the above property for the sum of \$1,250.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,125.00.

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

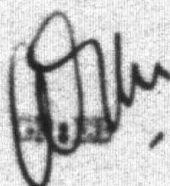
The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

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

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

Yours truly,

F. G. Shears,
Director.



Date....October 25th, 1944

REAL PROPERTY MEMORANDUM

File No. 7699

Name.....**ARAKI, Buyemon**.....Registration No. 04357

Re: Catalogue No. 217

Address: 762 Powell Street, Vancouver. (Store & rooms)

Legal Description: Lot 13, Blk. 51, D.L. 181.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 11918-K. Indef. Whereabouts: Owner's possession.

Registered owner: Buyemon ARAKI Reg. No. 04357

Property: City of Vancouver, Lot 13, Block 51,
District Lot 181, Group 1, New West-
minster District, Plan 196.

B. Charges.
Registered: None

Vesting: 34705
Unregistered: No evidence.

Taxes: \$57.05 net (1944 Paid)
Water: \$5.10 net (Meter Rates) Paid to July 5/44 for
4 months.
Insurance: \$1000.00 Michigan Fire & Marine Ins. Co. - Ex. Mar. 20/46
B.C. Plate Glass Ins. Co. - Ex. Aug. 21/47.

Assessed Value: Land: \$650.00 Improvements: \$900.00

Valuation by Appraiser: \$1,250.00

Amount of Bid: \$1,250.00

Approved by Advisory Committee: Oct. 23rd, 1944

Paid as shown in attached letter: \$1250.00 paid in full.

Name of transferee as attached letter: Goosey Gow and Gore Jing Fong,
406 Princess Ave., Vancouver.

ADMINISTRATION.

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

Rented unfurnished to Norman B. Stahley at
\$20.00 per month. No Lease.

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

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: - - - - -

Compiled by.....
G.D. Milsom

7579

October 23rd, 1944

P. C. Gibbens & Company Ltd.,
254 East Hastings Street,
Vancouver, B.C.

Re: Catalogue No. 217
752 Powell Street,
Lot 13, Blk. 51, P.L. 181

Dear Sirs:

This will acknowledge receipt of your letter of October 21st, written on behalf of your clients, Gore Jing Fong and Goosy Gow, enclosing cheque for \$125.00, for which herewith our receipt, and submitting an offer to purchase the above property for the sum of \$1,250.00.

We are giving this matter consideration and will be writing you again in due course.

Yours truly,

F. G. Shears,
Director.

/MBD
encl.

P. C. Gibbens & Co. Ltd

254 East Hastings Street,
Vancouver, B.C.

21st October 1944

F. G. Shears, Esq.,
Custodian Enemy Alien Property,
506 Royal Bank Building,
City.

Gentlemen:-

Re catalogue No 217.
762 Powell St.

In behalf of our clients
Gore Jing Fong & Goey Gow we enclose
herewith our cheque for \$125.00 being
10% deposit on his offer of \$1250.00
cash for the above mentioned property.

Yours very truly,

P.C. GIBBENS & CO. LTD,

per "L.R.Maddaford"

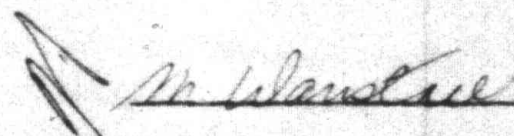
LRM.S.

184 - 4

EXHIBIT No. _____
21 April 1948
DATE _____
FILED BY Crown (D.S.McTavish)

I hereby certify that the foregoing words are a true copy
of the original whereof they purport to be a copy.

May 14, 1948



7699

September 22nd, 1944

Mr. Buyemon ARAKI,
Reg. No. 04357,
c/o Sigaler & Co.,
Squaw Valley Mill,
Lumby, B. C.

Dear Sir:

As requested enclosed find cheque for \$150.00 from your account with us. This will leave a balance of \$35.39 to the credit of your account.

Please note that we have removed the chattels in the shed at the rear of 762 Powell Street and these have been sold at public auction. A statement will be forwarded to you in due course.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

Spain

MEMORANDUM

File No. 7699

August 19th, 1944

TO: FILE

FROM: Mr. Spain

Re: Buyemon ARAKI
762 Powell Street

All chattels contained in the shed at the rear of the above address were moved to Willard's Auction Room where they were included in Auction No. 505.

GBS/MEG

no. 762 Spain

MEMORANDUM

File No. 7699

August 19th, 1944

TO: FILE

FROM: Mr. Spain

Re: ARAKI, Buyemon

Chattels removed to Willards Auction Room included in Vancouver auction no. 505 in August 17th, 1944.

Contents of shed were found apparently undisturbed and as per list declared by Mr. Araki.

GBS/MHG

Mr. M. Spain

Charlotte

Warehouse...992 Powell St.

Date...*Aug 17 - 44*.....

FILE NO. *7644*.....

NAME.....*A. RAKI*.....

ADDRESS.....*762 Powell*.....

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

*3 Counters
Mattresses.*

No Value

Auctioneer...*W. J. Ward*.....

The above mentioned articles have been abandoned

.....*Wm. Wiers*.....

No.

File 7699

Royal Canadian Mounted Police

J.R.H. 04357

Charlton

Vancouver B.C. Mar 7 1942



Received from *Buyemon ARAKI*

762 Powell St. Vancouver, B.C. X

1. Victor radio serial #463 X

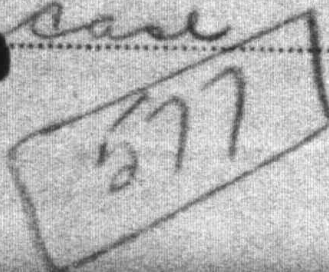
1. Transitone radio serial #T30538

1 No. 1A Kodak #27245 and ✓

Dollars,

100

case



Signature

J.H. Miles, Cst
I/C Exhibits

7699

August 11th, 1944.

Mr. Buyemon ARAKI,
Registration No. 04357,
C/o H. Sigale & Co. Ltd.,
Squaw Valley Sawmill,
Lumbly, B. C.

Dear Sir:

Referring to your letter of August 5th, your credit balance with us is \$38.31. This includes a credit of \$44.00 for the sale of your radios, which amount will be available to you upon return of the R. C. M. P. receipt for these articles.

We have paid your 1944 taxes of \$57.05 and have also had repairs done to the roof of your house.

In regard to your camera, we would suggest that you take this matter up with the B. C. Security Commission Supervisor.

Regarding the chattels which were left at 762 Powell Street, our Protection Department inspected these on February 7th, 1944, and stated that the shed in which these articles are stored appears to be intact and undisturbed. We propose to have these sold at auction as soon as possible.

Yours truly,

G. D. Wilson,
Administration Department.

GDM/ER

File no. 7699
Reg. no. 54154

EVACUATION SECTION	
Rec'd	AUG 8 1944
File No.	7699
Ass.	
Referred	Mr. L. J. ...

cp H. Leggett & Co. Ltd.
Squamish Valley, B.C.

Lumbly, B.C.

Aug 5/44

Office of Custodian
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir,

Could you please give me the answers for the following question.

- ① Having receiving a house rent from 76 Powell St. Van. B.C. every month, but on the month of July, not receiving the check.
- ② Whether I could claim the camera that was left with two radios at H.D.P. Herrick. You have already sold two radios at auction sale and received the check, but there appears to be camera left, that is - if it isn't sold.

Also like to know what has happened to the goods that left at back garage of 76 Powell St. Van. B.C. Is the goods still there, or been stolen.

However, I am appreciate if you let me know the situation. I thank you.

Yours,
Frank

Real Estate

J.R. REID & CO.

Loans
Valuations

J.R. Reid
Notary Public

General Insurance

515 Granville Street
Vancouver, Canada

June 9 '44

File
7699

C
O
P
Y

No. 217 762 Powell Street

This property comprises a lot with 25 ft. frontage
by 120 ft. in depth to lane on which is erected a
one-storey wood building with store front having
cement floor.

There are living quarters at the rear of store
comprising 4 rooms.

Toilet and sink installed and the bathtub is owned
by the tenant,

Garage on lane.

Valuation - \$1250.00

7699

May 24th, 1944

Mr. Guyemon ARAKI,
Reg. No. 04357,
c/o H. Sigaler & Co.,
Squaw Valley Mill,
Lumby, B. C.

Dear Sir:

Enclosed find our cheque for \$18.00
from your balance with us.

After deducting the above amount
there is a balance of \$56.69 to the credit of
your account.

Please note that it has been neces-
sary for us to have the roof of your premises
at 762 Powell Street repaired at an estimated
cost of \$20.00.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Re - File No 7699
Buenos Aires,
Reg. 04357

Office of Custodian.
506 Royal Bank Bldg
Vancouver B.C.

EVACUATION SECTION	
Rec'd	APR 10 1944
File No.	7699
Ans.	<i>1011</i>
Referred	<i>Nelson</i>

Y.H. Sigales & Co
Squam Valley Mill
Lumby, B.C.
April 6/44

Dear Sir -

Received a cheque of \$50.00 being
a portion of the rental received in connection with
the property at 767 Pender St Vancouver. and
also sales of two radios -

Since I have been receiving a cheque
through B.C. Provincial Police, Lillooet, B.C.
but now moved to new address Y.H. Sigales,
Squam Valley Mill; Lumby, B.C.

Therefore, I will be grateful if you could
send a next cheque to new address above

I thank you

Yours truly
Asato



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS

NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET,

VANCOUVER, B. C.

22nd March 1944.

EVACUATION SECTION

Rec'd MAR 22 1944

File No. 7699

Ans. W.D.M.

Referred Milson

Office of the Custodian,
506 Royal Bank Building.,
City.

Attention Mr G.D.Milson.

/ Dear Sir:-

re 762 Powell St,
Araki Bayemon, Your file 7699

The roof on the above mentioned premises is in poor shape, and the recent rains have leaked through. This roof appears to have been a home made Japanese job in the first place, and shows signs of wear and tear. The tenant suggests fixing it and the writer is of the opinion that this should be done, as it will involve a small sum, and he having to live under the roof will see that a good and thorough job is done.

We dont expect this will cost more than \$20.00. We will appreciate your kind advices in the matter.

Yours very truly

P. C. GIBBENS & CO LTD,

S-s.

per

G. Swain

Established Over A Quarter Of A Century

7699

February 25th, 1944

Mr. Buyemon ARAKI,
Reg. No. 04357,
Lillooet, B. C.

Dear Sir:

Enclosed please find our cheque for
\$15.00, being a portion of the rentals received
in connection with the property at 762 Powell
Street.

After deducting the above amount
there is a credit balance in your account of
\$63.59.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

NAME ARAKI, Guyenon

*original sent
Nov 6/47.*

REGISTRATION NO. 04357

FILE NO. 7699

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on August 17, 1944.

Bowls dishes and lampshades	\$ 2.30
Box of junk	1.00
Box of junk	0.65
Box of junk	1.50
Box of toys	0.70
Box of Miscellaneous	0.65
Picture	0.10
✓ Miscellaneous tools	6.85
✓ Box of miscellaneous	0.50
✓ Xmas decorations	0.10
✓ Saw and wire	0.45
Bowl and contents	0.25
Wire screen	0.25
✓ Tools	4.10
✓ Fishing rods	1.00
Curtain stretcher	0.50
Asbestos	0.45
Box of ironware	1.50
2 Pulleys	0.85
Box miscellaneous	0.55
Childs wagon	4.75
2 Toilet bowls	2.00
Door	2.00
2 Screens	0.25
Childs sleigh	0.25
5 Pictures	1.50
✓ Lamp globes and shades	3.05
✓ 5 Small showcases	10.25
Total	

Carried forward

\$ 48.30

\$

\$

~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXX~~

NAME ARAKI, BuyemonREGISTRATION NO. 04357FILE NO. 7699

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on August 17, 1944.

	Brought forward	\$	48.30
Old electric heater and coal pail			1.25
Box of machinery			1.00
Satchel			0.10
Childs go cart (very bad shape)			0.25
Box of cushions and coat hangers			0.60
Small garbage can and contents			0.50
✓ 3 Fish screens			0.25
Asbestos fire screen(homemade)			0.20
Developing box			0.10
2 Baskets			0.40
3 Gal. crock			1.00
Small table			0.50
Table			1.60
Homemade cabinet			0.85
✓ 5 Odd chairs and stool (very poor)			1.80
✓ 5 Chairs			3.75
1 Odd chair			0.50
✓ Biscuit showcase			0.25
✓ Oak dining suite			22.00
✓ Electric heater			3.25
2 Restraunt stools and 1 table			2.25
✓ Columbia gramophone			4.25
Homemade coffee table			2.00
Pedastal table			1.00
✓ Writing desk (homemade)			4.00
Buffett			3.00
Homemade china cabinet			7.25
Total		\$	
	Carried forward	\$	112.20
Less Expenses			
Net Proceeds credited		\$	
Members contribution			
Extended from preceding diet			
Reserve			

NAME

ARAKI, Guymon

REGISTRATION NO. 04357

FILE NO. 7699

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on August 17, 1944.

	Brought forward	\$ 112.20
✓ Highboy dresser		14.25
✓ Mirror		2.10
Stovepipes		0.50
Beatty washer		62.50
Old heater		2.50
✓ Ice box		14.25

Total	(Auctioneer's Fee: \$ 20.82	\$ 208.30
Less Expenses:	(Advertising: 7.60	\$ 61.12
	(Moving: 32.70	
Net Proceeds Credited:		\$ 147.18

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 505.

Remarks.

NAME ARAKI, Raymond

REGISTRATION NO. 04357

FILE NO. 7699

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

Box glassware	\$ 1.75
Box chinaware	1.10
Soup bowls	.60
Chinaware	1.50
Chinaware	.85
Box books	.25
Dishes	.85
Chinaware	.60
Glassware	.55
Chinaware	1.00
Glassware	.60
Plates	.70

Total

\$ 10.35

Less Expenses:

(Auctioneer's Fee \$ 1.04
(Advertising .61
(Moving .76

\$ 2.41

Net Proceeds Credited:

\$ 7.94

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

NAME ABAKY, Bayamon

REGISTRATION NO. 04357

FILE NO. 7699

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on January 27, 1944.

Victor Consol
Transitone mantel

\$ 25.00
27.00

Radio

Total:

\$52.00

Less Expenses: (Auctioneer's Fee: \$5.20
 (Advertising: .42
 (Moving: .28
 (Storage: 2.00

\$ 7.90

Net Proceeds Credited:

\$44.10

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver Radio 2

Remarks.

File: 7699

February 7, 1944

MEMORANDUM

To: Mr. Wilson
From: Mr. Spain

Re: ARAKI, Buyson (Mr.) 762 Powell Street

In reply to your memorandum of January 26, 1944, the shed in which the above party stored his chattels came under our inspection again. The place seemed quite intact and undisturbed. During the period of primary protection, this garage appeared to offer sufficient protection for the time being, but in view of the depredations of thieves in the east end, I think this place should be opened up and contents removed to auction when time permits.

We might leave the show cases and other bulky items where they are, but move the small articles.

GBS/pls

W. K. Spain

File No. 7699

MEMORANDUM

To: Mr. Spain

January 26th, 1944

From: Mr. Wilson

Re: ARAKI, Buyemon (Mr.)

Referring to your memo of January 25th, 1943, will you kindly check the chattels stored at 762 Powell Street to see if the inventory corresponds with the list on the "JP" form.

GDM/GH

7699

August 9th, 1943

Mr. Buyemon ARAKI,
Registration No. 04357,
Lillooet, B. C.

Dear Sir:-

Referring to your letter of August 3rd, we were unable to send you any remittances owing to paying your 1943 taxes amounting to \$56.69. We have also had to hold \$25.00 for the installation of a bath as the Health Department of the City of Vancouver ordered us to remove the Japanese bath and install an Occidental bath. We were able to pick a second-hand one up at a cost of \$25.00. At the present time your balance with us is \$28.24 of which we are holding \$25.00 for the bath. We expect to be in a position to send you a remittance next month.

Yours truly,

G. D. Wilson
Administration Department

GDM:IF

2824
1943 25 for the

Lillooet, B. C.

August, 3, 1943.

Office of Custodian

Japanese Evacuation Section

506 Royal Bank Bldg

Hastings & Granville

Vancouver, B. C.

EVACUATION SECTION	
DATE	AUG 7 1943
FILE NO.	7699
ANS.	<i>[Signature]</i>
REFERRED	Mulson

Dear Sirs:

Since May, 18, 1943 I have not received the rental cheques for my property at 762 Powell Street from you.

Will you please give this matter your immediate attention and forward us the overdue cheques. My file number is 7699.

Thanking you for your prompt attention in advance.

Yours truly,

Buyemon Araki

7699

March 12, 1943

Messrs. P. C. Gibbens
& Company Limited,
254 East Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: ARAKI, Buyemon

We are in receipt of your letter
of March 10th, and we would ask you to kindly
have the Japanese bath removed, and have the
tenant install a second-hand bath at a cost
not exceeding \$25.00.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

No charge - the
amount of Araki
for 25.00 or any
amount for
occidental bath
Mar 9/48
D



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET,

VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	MAR 11 1943
File No.	7689
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

10th March 1943.

Office of the Custodian,
506 Royal Bank Building.,
City.

Gentlemen:-

Re: Bayemon ARAKI.
762 Powell St

Your letter February 17th, regarding the complaint of the Civic Health Department with respect to the bath at the above mentioned premises.

We have gone into this matter very fully, and find that it is impossible to connect this bath up to the drain, we have therefore given orders to remove same. We have a quotation for installing a new bath, the price being \$70.00 which is entirely out of the question, and the tenant informs us that he can get a good second hand bath installed for \$25.00, which appears reasonable, providing it is your desire to give this tenant a bath, we will appreciate your kind advice in this matter.

Yours very truly

P.C.GIBBENS & CO LTD,

S-s.

per *[Signature]*

7699

March 3, 1943.

A. S. Matthew & Co. Ltd.,
402 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Buvecon ARAKI.

With reference to Michigan Fire & Marine
Policy No. 6012318.

I wish to advise that this property is
under the management of P. C. Gibbens & Co. Ltd. and that
they are attending to the renewal of coverage under the
above numbered expiring policy.

I wish to thank you for drawing this
expiry to our attention.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAD

7699

February 24, 1943

Mr. Buyemon ARAKI,
Reg. No. 04357,
East Lillooet, B. C.

Dear Sir:

Referring to your letter of December 2nd,
we enclose copy of a letter we received from
Messrs. P. C. Gibbens & Co. Ltd. in connection
with the water rates. We might state that it
is the usual custom for the landlord to pay the
water rates for rented premises.

We also enclose herewith our cheque
for \$12.50 representing rentals collected from
your property at 762 Powell Street.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc. 2.

7699

February 24, 1943.

P. C. Gibbens & Co. Ltd.,
254 E. Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Buyson ARAKI.

With reference to fire insurance expiring on March 20th at present covered under Michigan Fire and Marine Policy #6012318 covering for \$1,000.00 on dwelling located at 762 Powell St., belonging to the above named.

As you are managing this property we have instructed you to attend to the renewal of this expiring insurance.

Kindly adhere to general instructions contained in our Form Letter No. 102.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAD

7699.

February 17, 1943.

P. C. Gibbens & Co.,
254 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Buyemon ARAKI,
762 Powell Street.

We have received a letter from the Health Department of the City of Vancouver which reads as follows:

"The agents have given Inspector Woekey to understand they are waiting authorization from your office to remove a Jap bath at the rear of the above building.

"Will you give them the necessary order at your convenience, and oblige."

Nothing is found on file respecting the requirement indicated but it is possible that you may have communicated with Mr. Peers by telephone.

In any case, it is, of course, necessary that the proper requirements of the City of Vancouver be given effect and we shall be obliged if you will pursue this matter in a most efficient manner as soon as possible and reporting to us as soon as you can do so.

Yours truly,

PHR/P.

P. H. Russell,
Administration Department.

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Feb. 11th, 1943.

EVACUATION SECTION	
FEB 12 1943	
Rec'd	
File No.	7694
Ans.	
Referred	Russell

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Re: 762 Powell Street,
Owner - ~~Sugem~~ Araki,
Agents - P.C. Gibbens & Co.

The agents have given Inspector Wookey to understand they are waiting authorization from your office to remove a Jap bath at the rear of the above building.

Will you give them the necessary order at your convenience, and oblige,

Respectfully yours,

CHIEF SANITARY INSPECTOR.

GAR:EM

TELEPHONE: PACIFIC 6553

ESTABLISHED 1906

VANCOUVER'S SELECT HOME SELLERS

P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET,

VANCOUVER, B. C.



February 23rd, 1943.

RECEIPTION SECTION	
Rec'd	FEB 25 1943
File No.	7699
Ans.	
Referred	Miles

out 27

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

Attention Mr P. H. Russell

Gentlemen;-

Re: Buyemen Araki, Your File 7699.
762 Powell St.

Further to your letter of February 17th, regarding the above property, the writer has looked over the above mentioned premises. We find the bath is a Jap tin one, and is not connected to the sewer, we are having our plumber look over this and have requested him to give us an estimate of the cost of installing this connection, which we will submit to you. If this connection is not made it appears to be the intention of the Health Dept to have ~~same~~ *the bath* removed, and this will leave the tenant without bathing facilities.

This question has never been brought to the attention of this Office previously, and your letter was the first intimation received by us, of the violation of the City by-law, hence the reason you cannot find anything on file respecting this situation, however when we get the report of the plumber, we anticipate the matter will be straightened out to the City Inspectors satisfaction.

Yours very truly

P.C.GIBBENS & CO LTD.

per *J. H. Wain*

S-S.

Established Over A Quarter Of A Century

Consolidated
Fire and Casualty Insurance
Company

HEAD OFFICE
TORONTO

P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS

NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET,

VANCOUVER, B. C.

30th January 1943.

EVACUATION SECTION

Rec'd FEB 1 1943

File No. 7699

Ans.

Referred Russell

Office of the Custodian,
506 Royal Bank Building.,
City.

Gentlemen;-

re; Buyemon Araki.
Your file 7699

With reference to yours of the 27th of January, regarding the water rates at 762 Powell St. We cannot find where there was any agreement for the tenant to pay these water rates, it is generally understood the owner pays for the water, and in this case the tenancy has changed since the Japanese went away, and when the present tenant took possession we know that no mention was made that the tenant would have to be responsible for the water rates.

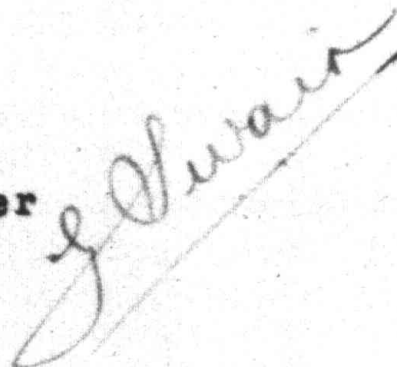
Trusting this is the information
you require.

Yours very truly

P. C. GIBBENS & CO LTD.

S-s.

per



MEMORANDUM

File No.: 7699

January 25th, 1943

To: Mr. Green

From: Mr. Spain

762 S. 1st St. Vancouver

Re: Buyemon ARAKI

Mr. Logan inspected the property and found the place as described. The shed is boarded up and inaccessible and this storage in his opinion is safe and satisfactory.

Geo. B. Spain

GBS:IF

[Handwritten signature]

[Handwritten initials]

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 23 1942

FILE NO. 7699.

Shears

FROM B. ARAKI (Registration No. 04357)
C/o JAPANESE SETTLEMENT.
EAST LILLOOET, B.C.

Nov. 19 — 1942.

DEAR SIR:—

On August 24th I have receipt of your cheque for \$37.50 portion of three months rent from property at 762 Powell St. Since, now I haven't received any rental cheque - that is you will forward a cheque to me and continue to do so each month as long as property is rented.

● On November 13th I received a letter from a agent "P.C. Gibbens & Co. LTD." stating that the building is still rented and rent up to November 13th has been remitted to the Custodian. -

So, will you kindly forward a cheque to me.

Yours very truly. 120.
B. ARAKI.

70.75
37.50
33.25

Aug Sept Oct.

600
75
51.25
85.90

File No. 4669
7699

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 20 1942

shears
C/o Japanese Settlement
East Lillooet, BC
August 19th 1942

Dear Sir:—

Thank you very much, receiving
your letter on August 18th, concerning rental
information on property: 762 Powell Street.

This year taxes 1942 have been paid
up on May 8th 1942 - sum of \$59.18.

Anyway, I am very grateful, if
you could send me a cheque each
month a sum of \$12.50 and retain
a certain amount to take care of taxes
for 1943 and general upkeep of the property —
Please send me a cheque each month as
long as the property is rented — as mentioned
in last letter — Thank you very much

Address is

3
C/o Guyemon Iwaki
C/o Japanese Settlement
East Lillooet, BC

Yours truly
Registration No. 04357 (naturalized)

7669

August 14, 1942.

Mr. Buyemon Araki,
Registration #04357,
Japanese Settlement,
East Lillooet, B. C.

Dear Sir:

We are in receipt of your letter of the 11th instant and as mentioned in same the rental has been paid up to August 13th.

As Mr. P. C. Gibbens has advised you, the instructions that we give to our Agents is for rentals to be forwarded to this office. However, it is not our intention to hold all the rentals here but they are credited to the account of the Japanese owner and when necessary payments are made direct from this office. It is a part of our policy to retain a certain amount to take care of taxes and general upkeep of the property.

We will be pleased to remit to you each month a sum of \$12.50 and retain the balance to your credit. If you would wish us to do this and would write us a line, we will forward a cheque to you and continue to do so each month as long as the property is rented.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 13 1942

6 please
c/o Japanese Settlement
East Lillooet, BC
August 11/42

Dear sir:-

Regarding to our property at 462 Powell
St, the rent on this place is paid up to
August 13 th to our agent P.C. Gibbons.

Receiving a letter from P.C. Gibbons, it states
that all remittances have to be made direct
to the Custodian's office. In view of these
instruction is it possible to send the rent
to our new resident, Lillooet BC; that is: on
self-supporting scheme. I have been naturalized
to this country since 1920 and it will be great
help to our family. - What, I really wanted to
know is: do you take all the rent on bases of
enemy property. Please let me know the
answer in this matter

Yours very truly,

Buyemon Fraki
c/o Japanese Settlement
East Lillooet, BC

Requies
File No. 7699

File no 5242

Shear

B. Araki
C/o Japanese Camp
Gillmore, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAY 28 1942

File 7049

Dear Sir,

I have received your letter on May 26th, asking me to register the property of 762 Powell Street.

I have already register with the Custodian on May 5th at Fuji (Chop Suey) and filled triplicate copies of registration forms. The ownership of 762 Powell Street is in my name

UYENON ARAKI and Messrs. P. C. Gibbens & Co. Ltd. who are looking after rental arrangement on instruction given by me (not wife).

Therefore, I think there was misunderstanding in referring to the registration forms or statement made by P. C. Gibbens & Co. Ltd.

I am only sending my letter and your letter file no. 5242, but if you insist I will send those triplicate copies soon as possible.

Please let me know soon as possible.

Yours truly,

8242

May 18th, 1942.

Messrs. P. C. Gibbens & Co. Ltd.,
254 E. Hastings St.,
City.

Dear Sirs:-

re ARAKI. Nui (Mrs. Buveumon)

We have your letter of May 12th.

We do not appear to have a registration in the name of B. Araki but on reference to the registration of his wife, we note that the property at 762 Powell Street, to which you refer, is referred to as belonging to her husband.

The Custodian will have no objection to the arrangements which you state were made with you for supervision of this property. As mentioned to you in our previous correspondence, reports and remittances should be made at this office each month, and disbursements will be made out of any funds available.

We note that the rental is \$20.00 a month. Please supply us with full information regarding rental arrangements and the name of the tenant.

Yours truly,

FGS:EB.

R.P. Alexander
Assistant Manager

8-2-42
Lulu
7699

FIRST NATIONAL INSURANCE
Company of America

HEAD OFFICE FOR CANADA
VANCOUVER, B. C.



OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 13 1942

TELEPHONE PACIFIC 6553

P. C. Gibbens & Co. Ltd.

Real Estate - Insurance - Rentals - Loans

254 East Hastings Street
VANCOUVER, B. C.

12 May 1942.

The Custodian,
Alien Enemy Property.,
City.

Gentlemen:-

We beg to advise that the following
Japanese properties have been rented:-

Dwelling, 810 Powell St, Mrs C. Hayashi, \$20.00 monthly

Store & Rooms, 762 Powell St, B. Araki, \$20.00 "
this to be used as a dwelling only, both the tenants are
Canadians (White), we have checked their credentials and
they should be good tenants.

We understand these two properties were not
reported to your office, and we were given authority by
the owners to pay taxes, insurance and generally supervise
the property, subject to all monies being paid into your
Office, which are in excess of the expenditures.

Trusting this meets with your approval.

Yours very truly

P. C. GIBBENS & CO LTD,

per

S-a.

ROYAL CANADIAN MOUNTED POLICE

No. 577 (3)

EXHIBIT REPORT

HEADQUARTERS File No.

SUB/DIVN. & File No. VANCOUVER

DIVISION & File No. (J.R. 04557)

DETACHMENT & File No. C.I.B.

DATE Jan. 26th, 1944

Re: Buyenon ARAKI, 762 Powell St., Vancouver, B.C.
(Name of File)

On Mar. 7th, 1942 1 D.E. McLaren, Cst.
(Date) (Member's Name)

Came into possession of the following described goods by

Handed over by owner

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1		Victor Radio Serial No. 463 (1)
	1		Transitone Radio Serial No. 130538 (2)
	1		No. 1A Kodak camera #27245 and case (3)
S. Sold by auction Jan 27/44 same auction Radio 2.			

REMARKS: Handed over to the Custodian of Alien Property.

(State briefly disposition)

DATE Jan. 27th, 1944

S. S. S. for Custodian
(Signature of Recipient or Witness)

CERTIFIED CORRECT
Pete Jefferson, No. 110552, Cst.
(Signature of Member)

7699

435 Howe St.,
Vancouver, B.C.
May 21, 1942.

Attention Mr. C.L. Drewry

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

Dear Sirs:-

re ARAKI, Buyemon.

1. Legal Description: Lot 13, Block 51, D.L.181, being a store with rear quarters, having a frontage of 22 ft. on the south side of Powell Street, between Heatley & Hawks Avenues, and having a depth of 120 ft., being known as 762 Powell Street.

This building is in a poor residential district.

2. This wooden building contains a now-empty small merchandise store 15 x 22', cement floor, with a suite at rear having 3 bedrooms, living room and kitchen combined, and toilet and pantry, all in fair condition. It has been rented by P.C. Gibbens & Co., 254 East Hastings St., to Mr. George Henry Tozer at \$20.00 per month from May 13th. He has paid the first month's rent to them. The store will be used as living quarters. At the rear of the property is a well-constructed garage and shed.

3. The personal belongings of Mr. Araki are in the shed adjoining the garage, the entrance door being securely boarded up.

4. It is reported there is a policy covering the store plate glass expiring August 21, 1944, British Columbia Plate Glass Insurance #30799. The agent is W.J. Albutt & Co., 510 W. Hastings St. There is also a policy covering \$1000.00 on building expiring March 20, 1943, through the Michigan Fire & Marine Insurance Policy #6012318. A.S. Matthew & Co., 402 W. Pender St., are the agents. The policies are reported in the owner's possession.

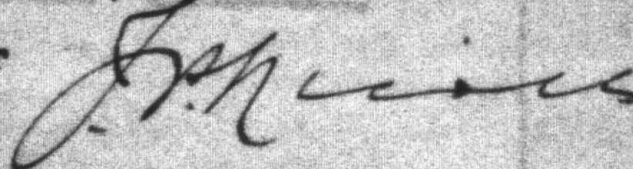
5. This property is reported to be clear title, and Certificate of Title #11918E was shown when owner registered with the Custodian.

6. We would suggest this property be turned over to Messrs. P.C. Gibbens & Co., 254 East Hastings St., to manage, as they secured the present tenant upon the instructions of the owner at the time of his evacuation.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per



NOV 25 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

7699

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME ARAKI (MR). BUYEMON (RCMP) Reg. No. 04357
(Print) Surname Given Name
- (2) Pre-Evacuation Address 762 POWELL STREET VANCOUVER, B.C.
- (3) Present Address 60 S. KNOPF, RR#1 OYAMA, B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) 762 POWELL ST. VAN. B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

WOODEN FRAME HOUSE. BLOCK (51)
LOT (13)
D.L (181)

(c) Type of Real Property (cross out words which do not apply):

- (i) ~~Farm~~
(ii) ~~Residence~~
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~

Type of business GROCERY AND CONFECTIONERY

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 1200 00

(ii) Buildings - - - - - \$ 2350 00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 5297.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3550 00

(v) Amount at which Custodian sold property and credited your account - - - \$ 1176 00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2374.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

762 POWELL STREET VANCOUVER, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

GARAGE SHED

(c) How stored or packed at time of evacuation SEAL IN GARAGE SHED

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

To Custodian

(e) Itemized description of personal property which is the subject of the claim:

1. *2000 Chevrolet (1964) of 1908.30 value*

2. *Separate of 6.12*

3. *Estimated Value \$ 147.18*

4. *Estimated Value \$ 268.30*

5. *Estimated Value \$ 147.18*

6. *Estimated Value \$ 25.00*

7. *Estimated Value \$ 146.12*

8. *Estimated Value \$ 146.12*

9. *Estimated Value \$ 146.12*

10. *Estimated Value \$ 146.12*

TOTAL CLAIM FOR PROPERTY LOSS \$ 146.12

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e))

(g) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no *YES*

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA

Province of British Columbia

TO WIT:

I, *Raymond Araki, c/o J. Knops, R.R. 1,*

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City

of Vernon

in the Province of British Columbia

this 15th day of November

A.D. 1947.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Name of Claimant

ARAKI, Buyamon

Case 184

Custodian File

7699

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
1250.	62.50 12.50									75.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price					
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										75.00

7699

March 6th, 1951

Mr. Buyemon ARAKI,
1774 Pandora Street,
Vancouver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 184

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$ 75.00.

Cheque in your favour is enclosed for \$ 75.00
and we have paid the Co-Operative Committee .. \$.00
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:EK
Encl.

(1) URBAN
(2) CHATTELS
VERNON, B. C.
21/4/48.

DEFENCE BRIEF

Buyemon ARAKI

File No. 7699

Case No. 184

CLAIMS:- 1. Urban Real Property
2. Chattels.

CLAIM 1.

Urban Real Property

762 Powell st.

\$3000.00

Sale Price

\$1250.00

Appraisal - J.R. Reid

\$1250.00

Purchase Price - Raw Land
- Improvements

\$750.00

\$2250.00

Percentage - Custodian Sale Price
- To assessment 80%
- To claim 41%

✓ Claim amended to \$3000.00 - see page 2 transcript.

Submission: Government Counsel page 4.

(a) That property was sold for fair market value.

(b) Sale arranged by agent of claimant.

Mr. McMaster takes issue with submission (6)
by alleging property vested in Custodian.
Matter has to be settled.

Letter to Custodian from Macaulay, Nichols
and Waitland Company Limited dated 21 May 1942
to be put in later by government counsel. See
pages 5, 6 & 7. (see the file)

2. ✓ Property owned by CLAIMANT
CHATEL CLAIM ABANDONED - see p. 2.

JLG/ma

adams
762 Powell St
Store Rooms

IN THE MATTER OF THE "INQUIRIES ACT".
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E
(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Vernon, B.C.

April 21, 1948

IN THE MATTER OF THE CLAIM OF
BUYEMON ARAKI

PROCEEDINGS AT HEARING.

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

T.J. MARRION, Esq.,

Secretary to Vernon
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. McMASTER: I would call the second case on the list,
Buyemon Araki.

BUYEMON ARAKI, the Claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

MR. McMASTER: In this case, your honour, I would ask
leave to amend the claim form by reducing the claim
for the real property to \$3000.00 and abandoning
the claim for goodwill and accounts receivable, so
that on the face of the claim form, the claim will
10 be \$3000.00 less \$1250.00 which was the actual amount
for which the property was sold by the Custodian,
leaving a net of \$1750.00; and to further amend by
striking out the claim on the back of the claim form
for personal chattels.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct Mr. Lecki to prepare this
statement with regard to your property at 782 Powell
Street, Vancouver, with respect to which you are claim-
20 ing?

A: Yes.

Q: Would you be good enough to sign it, please? Just
your ordinary signature.

A: (Witness complies)

Q: Are the statements contained therein true to the best
of your knowledge and recollection?

A: Yes.

MR. McMASTER: I would ask to file that as Exhibit No. 1,
your honour.

(STATEMENT MARKED EXHIBIT No. 1)

30 MR. McMASTER: Does my friend wish to file a copy of the

appraisal?

MR. McTAVISH: Yes, your honour, I will file that.

MR. McMASTER: I file the appraisal which the Custodian had made on behalf of my learned friend as Exhibit No. 2.

(APPRAISAL MARKED EXHIBIT NO. 2)

10 MR. McMASTER: Now, referring to Exhibit No. 1, your honour, the property is situated at 762 Powell Street, Vancouver, and was a one storey building, 24 feet by 50 feet, the front was occupied as a store, the back of the premises had five rooms with bath, toilet and sink and were used as living quarters. The description of the finish of the building is shown on the statement.

20 The property was purchased as vacant land in 1926 for \$750.00, and in Exhibit 1 the Claimant has set forth a large number of improvements which he made to the land, and the erection of the buildings and other improvements, at a total estimated expense of \$2850.00. In addition to this, he states that he attended to the ordinary repairs from time to time and left the property in good condition.

He considers that the fair value when the property was sold in October, 1944, was at least \$3000.00 for the lands and buildings.

Now, I would ask my friend if he would be good enough to produce from his file a picture of these premises which he has.

30 Q: Witness, I produce to you a picture from the Custodian's file purporting to have been taken on May 3, 1943. Is

the building in the center of that picture the premises with respect to which you are claiming?

A: Yes.

MR. McMASTER: I would ask to file that as the next exhibit.

(PHOTOGRAPH MARKED EXHIBIT 3)

MR. McMASTER: Your witness.

10 MR. McTAVISH: Your honour, it is submitted that the real property was sold for its fair market value. It is further submitted, your honour, that the sale of the property was not arranged by the Custodian, but was arranged by an agent appointed by the claimant, which sale was approved by the Custodian.

THE COMMISSIONER: Do you want to cross-examine on that?

MR. McTAVISH: I will, your honour, yes.

CROSS-EXAMINATION BY MR. McTAVISH:

20 Q: Mr. Araki, before you left the property, did you appoint P.C. Gibbens and Company, Limited, to handle the property on your behalf?

MR. McMASTER: Your honour, before my friend proceeds, I would like to object to questions along that line. By October, 1944, when the property was sold, clearly the Custodian had entered upon his policy of liquidation of these properties, and I would submit that the property was vested in the Custodian and he had full control of it, and that the sale was, in fact, made by the Custodian.

30 MR. McTAVISH: My point in this, your honour, is that the claimant had appointed an agent to look after

the property.

THE COMMISSIONER: Well, we will put it all in for what it is worth.

THE INTERPRETER: His answer to that last question is, "Yes."

MR. McTAVISH: I wish to put in, your honour, as an exhibit the correspondence with P.C. Gibbens and Company, Limited, with regard to the sale of the property.

10 MR. McMASTER: What correspondence is it, Mr. McTavish?

MR. McTAVISH: Actually, the only one I was interested in putting in was the offer on the property put forward by P.C. Gibbens and Company to the Custodian.

MR. McMASTER: I wonder to what end my friend wants to put this in? I mean, just to show that somebody did offer \$1250.00, or what? I won't object to the first of those letters going in, Mr. McTavish, subject to their being proved, of course.

(LETTER MARKED EXHIBIT NO. 4)

20 MR. McMASTER: I wonder if my friend would be good enough to identify the letter on the record.

MR. McTAVISH: That is a letter from P.C. Gibbens and Company, Limited, to the Custodian, putting forward an offer on the property, dated 21st of October, 1944.

Your honour, I would also like to put in a letter to the Custodian with regard to this property from Macaulay Nicholls Maitland Company Limited.

MR. McMASTER: Your honour, I would submit that is a matter for cross-examination and not of this witness but of whoever it is from, Macaulay Nicholls

30

and Maitland and who purported to sign this letter and should be produced at a later stage when my friend calls the person who wrote the letter.

THE COMMISSIONER: What is the object of putting it in now, Mr. McTavish?

MR. McTAVISH: It describes the property quite fully and gives the opinion of the writer of the property, your honour.

10 THE COMMISSIONER: Well, the point taken by Mr. McMaster seems to me to be reasonable, that it would better put in at a later date; you can't prove it now.

MR. McTAVISH: I can't prove it now, no, your honour.

THE COMMISSIONER: But if there is any reason why you want it in -- all these objections have been noted -- I suppose it can be put in.

MR. McTAVISH: My friend would have the right to cross-examine later, of course; subject to his right of cross-examination.

20 THE COMMISSIONER: Well, that would have to be properly produced before he can cross-examine.

MR. McMASTER: The witness has got to be produced, and if he has got to be produced, he can identify the document at that time.

THE COMMISSIONER: It just occurs to me that you may be getting ahead of the order for your case, you see. However, I don't want to shut it out if there is an object in putting it in.

MR. McTAVISH: I can wait, your honour, there is no urgency in getting this in now.

30 THE COMMISSIONER: Well, it doesn't prove anything

yet, you see.

MR. McTAVISH: That is all.

THE COMMISSIONER: If you are willing to wait, I think
that would be the best way.

MR. McMASTER: May I see the last exhibit, Mr. Secretary?
(Handed to Mr. McMaster)

10 MR. McMASTER: Referring to the last exhibit filed, your
honour by my learned friend, Exhibit No. 4, I would
draw your honour's attention to the fact that the
exhibit clearly states that P.C. Gibbens are acting
on behalf of their clients Gore Jing Fong and
Geosey Gow in making the offer.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q: Now, witness, did you at any time consent to the
sale of your property?

A: No, I did not.

Q: And did you at any time give instructions to P.C.
Gibbens or to any other person to sell your property?

20 A: No.

MR. McMASTER: That is all.

THE COMMISSIONER: Any further questions, Mr. McTavish?

MR. McTAVISH: No further questions, your honour.

THE COMMISSIONER: The witness may be excused.

(Witness aside)

I hereby certify that the foregoing
is a true and accurate transcript
of the proceedings herein.

Gordon Hambleton
G. Hambleton
Official Reporter.