

7837

NEW WESTMINSTER
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 7837
See wife file 7869

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: BABA Teijiro

HOME ADDRESS: Blue River at present. 1023 Auckland St., New Westminster

Parole No. 152161

REGISTRATION NUMBER Unknown SEX: Male AGE: 44

OCCUPATION: Millhand

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

EMPLOYER: Mohawk Lbr Co

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hatsu

ADDRESS OF WIFE OR HUSBAND: 1023 Auckland St., New Westminster, B.C.

NAMES OF ANY LIVING CHILDREN: Sasaki (M) Tatsuo (M) Hideo (M)

Osamu (M) Kimio (F) Hamako (F) Teruko (F) George (M)

ADDRESS OF CHILDREN: 1023 Auckland St., New Westminster, B.C.

AGE OF CHILDREN: 15, 14, 11, 9, 7, 5, 3, 2,

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

1. LOCATION AND DESCRIPTION: The southwesterly quarter of Lot 17, Block 36 Map 2620 a frontage of 66' on Auckland St., District of New Westminster

2. BUILDINGS AND OTHER IMPROVEMENTS: 14-room dwelling at 1023 Auckland St. 8-room dwelling at 1025 Auckland St., woodshed and garage

EXHIBIT No. 962-7

DATE 21 Apr 1948

FILED BY J. W. H. Hunter

3. INSURANCE (Give particulars; state where policies are) \$1500 on dwelling at 1023 Auckland St. and \$1500 on dwelling at 1025 Auckland St., in the Queen Ins. Co. Policy No. 221132

4. TAXES (Amount and where payable) \$65.75 for 1941 payable at New Westminster

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

6. OCCUPANCY AND LEASES (If vacant so state) I occupy the house at 1023 Auckland St. and the house 1025 Auckland St. is vacant. Mr. MacIntosh the agent for the houses will rent them when I leave.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. A.N. Macintosh Ltd. have the title

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1

2. LANDLORD'S NAME AND ADDRESS: ---

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

4. STATE WHEREABOUTS OF LEASE: ---

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: ---

STATEMENT OF PERSONAL PROPERTY OWNED:

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

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

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

CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: \$1000 32-year endowment in the Sun Life Ins. Co. Beneficiary my wife. Policy No. 2162081 in my possession
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

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

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

Dated this 6th day of May 1942

(Signature)

J. V. McLean

Witness

H. Baker
of Mr. T. Baker on behalf

FOR DEPARTMENTAL USE

NEW WESTMINSTER
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. _____

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: BABA (Hatsu) Mrs. Teijiro

HOME ADDRESS: 1023 Auckland St., New Westminster, B.C.

REGISTRATION NUMBER 08168 SEX: Female AGE: 40

OCCUPATION: Housewife

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

EMPLOYER: ---

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Teijiro 7837-08449

ADDRESS OF WIFE OR HUSBAND: Lempriere Camp, B.C.

NAMES OF ANY LIVING CHILDREN: Sadaki (M) Tatsuo (M) Hideo (M)

Osamu (M) Kimio (F) Hamako (F) Teruko (F) George (M)

ADDRESS OF CHILDREN: 1023 Auckland St., New Westminster, B.C.

AGE OF CHILDREN: 15, 14, 11, 9, 7, 5, 3, 2

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

1. LOCATION AND DESCRIPTION: None

*See husband's
file 7837*

2. BUILDINGS AND OTHER IMPROVEMENTS: None

EXHIBIT No.

962-7

DATE

21 April 1948

FILED BY

J. G. Hunter

3. INSURANCE (Give particulars; state where policies are) ---

4. TAXES (Amount and where payable) ---

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) ---

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ---

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: ---

9. IF FARM LAND STATE CROPS SOWN: ---

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: I live in my husband's house at 1023

Auckland St., New Westminster, B.C.

2. LANDLORD'S NAME AND ADDRESS: ---

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

4. STATE WHEREABOUTS OF LEASE: ---

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: ---

STATEMENT OF PERSONAL PROPERTY OWNED:

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

A little household furniture, kitchen utensils, chinaware,

carpenter tools, in the house at 1023 Auckland St., New Westminster

ready made clothing, sewing machine, electric clock,

a kitchen stove, electric iron,

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

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

CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts),
None8. BANK ACCOUNTS: None9. LIFE INSURANCE: \$500 Policy No. M6724140 in the Prudential Life Ins. Co.
Beneficiary my husband, Policy in my possession.\$500 for my son Sadaki in the Prudential Life Ins. Co. Policy No. M6734717
in my possession. Beneficiary my husband.10. INTEREST IN ANY ESTATES OR TRUSTS: None (\$1000 30-year endowment
policy in the Confederation Life Ins. Co. for my son Sadaki. Beneficiary
my husband. Policy No. K556185 in my possession)11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

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

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

Dated this 8th day of May 1942.(Signature) H. Burke

[Signature]
Witness

FOR DEPARTMENTAL USE

REAL PROPERTY SUMMARY

Catalogue No. 633

File No. 7837

Japanese Name: (Mr.) Teijiro BABA

Reg. No. 08449

Civic Address: 1023, 1025 Auckland Street, New Westminster, B. C.

Legal Description: South Westerly quarter of Lot 17, Block 36, Map 2620 having a frontage of 66 feet on Auckland Street and a depth of half the depth of said Lot 17 City of New Westminster.

Classification: Two Dwellings.

-----S O L D-----

Registered in the name of: Teijiro BABA

State of Title: Clear

Whereabouts of Title No. 117027E: In Land Registry Office, New Westminster, B. C.

Vesting: In Custodian. Filing 24236, June 29, 1942.

Sold to Mr. Thakar Singh, 1023 Auckland Street for the sum of \$1,600.00; payable \$1,000.00 cash and balance of \$600.00 under Agreement for Sale at the rate of \$25.00 monthly with interest at 5% per annum. Date of Sale: August 25, 1944. Mr. Singh stated he was a Millworker and a British Subject.

Title in the name of the new owner was handed to him in our Office on June 14, 1945, and his receipt is on file No. 7837.

Funds: Down payment derived from above sale released to credit of Teijiro BABA, Registration No. 08449, File No. 7837, on November 17, 1944, and the final payment under Agreement for Sale credited on April 10, 1945.

Insurance: Interest of Custodian released April 11, 1945.

Chattels: Not involved.

ADMINISTRATION:

Mr. Teijiro BABA, in his JP Form dated May 6, 1942, declared owning the following Real Property: "The southwesterly quarter of Lot 17, Block 36, Map 2620 a frontage of 66' on Auckland St., District of New Westminster...(with)...14-room dwelling at 1023 Auckland St. 8-room dwelling at 1025 Auckland St., woodshed and garage."

Under "Occupancy" he declared as follows: "I occupy the house at 1023 Auckland St. and the house 1025 Auckland St. is vacant. Mr. MacIntosh the agent for the houses will rent them when I leave."

Subsequent to Mr. Baba's evacuation, Mrs. Hatsu Baba, his wife, Registration No. 08168, File No. 7869, leased 1023 Auckland Street to Mr. Naranjan Singh for one year from May 11, 1942, with the privilege of renewing the Lease from year to year for the duration of the War. The Lease stated the rental was to be \$18.00 per month

REAL PROPERTY SUMMARY CONTINUED

Catalogue No. 633

(2)

File No. 7837

Payable at the Office of A. N. MacIntosh Limited. The last-mentioned firm drew the Lease and, although it was stipulated ~~in~~ that the Lessee paid Water rates, this was corrected by Mr. MacIntosh's letter of August 11, 1944. Also the "Duration of War" clause was changed by Mr. Baba in letter dated June 27, 1942, as follows: ".....for a period of not more than one year and the lessor having the power to recover full claim on the property at any time by giving the lessee one month previous notice." Above changes in the Lease were accordingly made and agreed to by all concerned.

The above Lease was signed by Hatsu BABA, wife of Teijiro Baba, but he approved of this in letter dated June 19, 1942, and requested us to forward net rentals to her.

The following letter dated August 22, 1942, received from our agent, A. N. MacIntosh Limited, explains the rental situation after both houses on the property became vacant:

"Replying to your favors of the 13th and 20th inst. respectively may say that the Property at 1023 Auckland St is rented to N. Singh at a rental of \$18.00 per month. When the Tenant saw the condition of the house he refused to move in. We had Mr. Annandale look over the place and we certainly found it in a terrible state. On taking the matter up with Baba, he asked us by letter to allow the Hindu one months rent for cleaning up the place. This has been done and we now have another month's rent on hand.

"On the back of this property is a small duplex house known as 1025 Auckland St. for which the Jap wanted \$15.00 per month. The hindu who rented 1023 Auckland now rented one half of the duplex at a rental of \$8.00 per month (monthly tenancy) for a friend of his, so this \$8.00 is the amount you received last month. In future we should get the two rentals."

Revenues derived from the rental of the two houses were much greater than operating costs, but nevertheless the following expenses were incurred due to the condition of the premises: Sewer connection, \$78.00; Plumbing and toilet, \$18.35; Shingles and labour, \$31.65; Fumigation, \$22.50; Repairs to electric light wires, \$3.00.

Annual taxes, \$65.75; Water Rates, \$21.00 per year for each house; Fire Insurance premiums, \$13.50; and agents collection commission, being 5% of total rents, were also paid from rentals. Letters dated September 25, 1942, and October 14, 1942, vividly describe the condition in which the above premises were found by the new tenant. Receipts for the above expenditures are on File No. 7837.

Funds were also sent to Mr. Baba to cover personal expenses of the family and this was done with the approval of the B. C. Security Commission.

Mr. Naranjan Singh continued to rent both houses until the property was sold. He sublet one half of the duplex known as 1025 Auckland Street, to Mr. W. A. Warr, but nevertheless we made it clear to him that he was the party who would be held responsible. Mr. Singh became delinquent with his rents from time to time but he was not in arrears at the date of sale.

The Lease covering the rental of 1023 Auckland Street stated that one room in the house was to be reserved for the storage of furniture. The writer was advised by Mr. A. N. MacIntosh on August 10, 1944, that goods were stored in two and possibly three rooms of said house. These chattels were declared by Mrs. Hatsu (Teijiro) BABA

REAL PROPERTY SUMMARY CONTINUED

Catalogue No. 633

(3)

File No. 7837

and disposition of same will be found in the Chattel Summary and Schedule on her file, No. 7869. Mr. Baba did not declare owning any household furniture or effects.

A Notice of Assessment was received by this Office from the City of New Westminster addressed to T. Nakamura, as owner of the above Real Property. This Notice was sent in error as we communicated with the Assessment Office and ascertained that Mr. Teijiro BABA has been the registered owner since 1926, and Mr. Nakamura has had no interest in the property since prior to that time.

Mr. Teijiro BABA was one of the Directors of the New Westminster Japanese Language School Society according to the last returns filed with the Registrar of Companies in Victoria. The affairs of this Society are handled under File No. 8986.

The Department of Labour, Japanese Division advised us in a letter dated July 3, 1946, that Mr. Baba and his family were relocating in Eastern Canada, and requested us to send him the sum of \$100.00 to assist him. This amount was forwarded as well as the regular monthly remittance of \$30.00 which we had been forwarding for sometime.

In a letter dated September 13, 1946, the above Department advised us that Mr. Baba was residing in their hostel at Neys, Ontario, but under date of December 16, 1946, this Evacuee stated he was now independent and his new address was c/o Pigeon Timber Company, Camp 72, Neys, ONTARIO. At the same time he requested that all his funds be sent to him.

Mr. Naranjan Singh, Lessee, offered the sum of \$300.00 for this property, and subsequently increased that offer to \$600.00.

Mr. Thakar Singh paid \$1,600.00 for the property which is more than Mr. Alstead's appraisal of \$1,500.00 and less than Mr. Coulthard's appraisal of \$1,770.00.

Mr. Singh made the final payment under Agreement for Sale on April 10, 1945. Deed of Land was registered at the Land Registry Office, New Westminster, B. C., on May 3, 1945, and Certificate of Title No. 186647-E, in the name of Thakar Singh was handed to him in our Office on June 14, 1945. His receipt for same is on File No. 7837.

Completed statements regarding the sale of this property were forwarded to Mr. Teijiro BABA with our letter dated January 10, 1945.

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

.....
Administration Department

WJJ/HMS
January 22, 1947.

NAME BARB. Baker (Mrs. Fellows)

REGISTRATION NO. 08168

FILE NO. 7869

The following chattels were sold by public
auction at Vancouver, B.C. on June 27 - July 3, 1946.

Books \$ 0.10

Total		\$	
(Auctioneer's Fee: 30.01			
Less Expenses: Advertising: 0.01		\$	0.10
(Moving: 0.01			
			0.03
Net Proceeds Credited:		\$	0.07

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 66.

Remarks.

NAME WABA, Eaton (Mrs. Teijiro)

REGISTRATION NO. 08168

FILE NO. 7869

The following chattels were sold by public

auction at Surrey, B. C. on January 31, 1945.

Box sundries	✓	1.25	SUND.
- Lamp and stool	✓	2.75	
Harvie chair	✓	1.25	
2 Chairs	✓	0.50	
Books knowledge		2.75	
Sewing machine case	✓	4.00	
Chest and sundries	✓	2.50	
Bed table	✓	1.50	
- Lamp and ash stand	✓	2.75	
Bookends	✓	0.25	
- Phonograph		0.75	
4 Chairs and high chair	✓	1.50	
Dog		1.00	
- Chest drawers X	✓	0.75	
- Lot tools	✓	3.50	
Buckner	✓	0.50	
- 3 Beds	✓	0.50	
- 3 Pictures and sleigh	✓	1.75	
Shelf dishes	✓	4.00	D
Shelf dishes	✓	2.75	D
1 Box sundries	✓	0.50	SUND.
- 4 Box sundries	✓	2.50	SUND.
- Box dishes	✓	2.75	D
- Box sundries	✓	1.50	SUND.
2 Tins, pan, box sundries	✓	2.75	SUND.
3 Pans and carton sundries	✓	2.75	SUND.
Box toys		1.25	
Basket and box sundries	✓	1.50	SUND.
Total			
(Auctioneer's Fees \$ 5.20		52.00	
Less Expenses: (Advertising 1.63			
(Moving 10.77		17.60	
Net Proceeds Credited:		34.40	

Members of Custodian Staff Present.

Mr. *Isaacson*

Extracted from Auctioneering List No.

Surrey 9.

Remarks.

MEMORANDUM

File No. 7837

April 27th, 1945.

TO: The File

FROM: Mr. W. J. Iverson

RE: Teijiro BABA

The following goods are in storage in the
Buddhist Temple at New Westminster:

1 Trunk unopened

WJI:LBM

[Handwritten signature]

MEMORANDUM

File No. 7837

October 2nd, 1944

TO: FILE

FROM: Mr. Iverson

Re: BABA, Teijiro
1023-1025 Auckland St.
Chattels

The above named did not declare any effects, they having been declared by his wife, Matsuo BABA (file 7869). See this file for liquidation of same. *that*

The file therefore may be closed insofar as chattels are concerned.

References:

J. P. Form
Memo to Mr. Peters, Aug. 11/44

WJI/MEG
[Signature]

MEMORANDUM

File Nos. 7837, 7869

December 14th, 1944

TO: The File

FROM: Mr. Iverson

Re: BABA, Teijiro
BABA, Hatsu

Teijiro Baba did not declare effects, they having been declared by his wife, Hatsu (file 7869)

On this file, 7837, however, there are records of requests for shipment and although there is no definite citation of effects being shipped, there is a payment to McIntosh & Co. for freight charges.

Mr. McIntosh on inquiry over the phone, states that everything asked for in Baba's letter of July 16th, was shipped by them. A further shipment was probably made by the B. C. Security Commission in Sept./43.

File 7837 may therefore be closed insofar as chattels are concerned.

WJI:LM

REFERENCES: Letter from T. Baba asking for shipment - July 16/43
" A.M. MacIntosh re shipment - July 27/43
Release for shipment - Aug. 9/43.
Receipt from B. C. S. C. for goods to ship - Sept. 25/43.

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Queen Insurance Company	221132	\$1500.00	Nov.	8	1943	Year of 1023 Auckland Street the city of New Westminster,
Fidelity-Phoenix Fire Ins. Co. of New York	358	\$1,500.00	Oct.	10	1944	No. 1023 on Northerly side Auckland Street, New Westminster, B.C.
The Phoenix Insurance Company	925009	\$1,500.00	Nov.	8	1945	1025 Auckland St., New Westminster, B.C.
Phoenix Insurance Company	501123	\$1,500.00	Oct.	1	1945	1023 Auckland St., New Westminster, B.C.

INSURANCE SUMMARY

January 22, 1947.

File No. 7837

Mr. Teijiro BABA, in his JP Form dated May 6, 1942, declared the following: "\$1500 on dwelling at 1023 Auckland St. in Fidelity Phenix Co. and \$1500 on dwelling at 1025 Auckland St., in the Queen Ins. Co. Policy No. 221132."

Queen Insurance Co. Policy No. 221132 expired on November 8, 1943, and was renewed by Phoenix Insurance Policy No. 925009 covering \$1,500.00 on the dwelling at 1025 Auckland Street for a term of 3 years. Premium amounting to \$9.00 was paid from Mr. Baba's account in this Office.

Fidelity-Phenix Policy No. 358 expired on October 10, 1944, and was renewed by Phoenix Insurance Policy No. 501123 covering \$1,500.00 on the dwelling at 1023 Auckland Street for a period of one year. Premium amounting to \$4.50 was paid from Mr. Baba's account in this Office.

1023 and 1025 Auckland Street, New Westminster, B. C., were sold under an Agreement for Sale to Thakar Singh and on October 27, 1944, an Endorsement was attached to Policy No. 501123 showing the interest of the Vendor and Vendee and on October 30, 1944, an Endorsement was attached to Policy No. 925009 showing the interest of the Vendor and Vendee.

Thakar Singh was charged 38¢ on Policy No. 358, the total premium amounting to \$4.50 on Policy No. 501123 and \$6.61 on Policy No. 925009, being his share of the unexpired period of the policies.

P.T.O.

File No. 7837

January 23, 1947.

PERSONAL PROPERTY SUMMARY

Re: (Mr.) Teijiro BABA
Registration No. 08449

CHATELS: The Lease covering the rental of 1023 Auckland Street stated that one room in the house was to be reserved for the storage of furniture. The writer was advised by Mr. A. N. MacIntosh on August 10, 1944, that goods were stored in two and possibly three rooms of said house. These chattels were declared by Mrs. Hatsu (Teijiro) BABA and disposition of same will be found in the Chattel Summary and Schedule on her file, No. 7869. Mr. Baba did not declare owning any household furniture or effects.

LIFE INSURANCE: Mr. Baba, in his JP Form dated May 6, 1942, declared the following: "\$1000 32-year endowment in the Sun Life Ins. Co. Beneficiary my wife. Policy No. 2162081 in my possession."

This Policy did not come into our possession at any time but the Sun Life Assurance Company of Canada forwarded their cheque in favour of Mr. Baba and his wife, Hatsu Baba, File 7869, for the sum of \$133.19, on February 3, 1945, covering Cash Surrender Value of the above Policy. At the same time they sent us a copy of their letter dated February 2, 1945, addressed to Mr. Baba advising him of this remittance.

The above funds were not credited to Mr. and Mrs. Baba in this Office but the cheque received was immediately forwarded to them with our letter dated February 3, 1945.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, APPEAR ON THIS FILE.

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

.....*[Signature]*.....
ADMINISTRATION DEPARTMENT

WJJ/HMS

File No. 7837

January 23, 1947.

SPECIFIED ARTICLES SUMMARY

Re: (Mr.) Teijiro BABA
Registration No. 08449

The Royal Canadian Mounted Police Form on this file states
that Mr. Teijiro Baba owned a 1930 Marquette Car.

The Custodian has no record of the above automobile.

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

.....
ADMINISTRATION DEPARTMENT.

WJJ/HMS

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name BABA, Mr. Teijiro

File No. 7837

Slocan B.C.

Reg. No. 08449.

Company Sun Life

Agency Vancouver

Policy No. 2162081

Premium - \$ 35.74

Payable: ^x Annually, Semi-annually or monthly

Month June Day 1st

REMARKS:

27

Letter sent 12/8/43

File No. 7837

BABA, Teijiro (Mr.)

Reg. No. 08449

1023 Auckland Street, New Westminster, B. C.

Picture taken - June 4th, 1943.



File No. 7869

December 6, 1946.

PERSONAL PROPERTY SUMMARY

Re: Hatsu BABA (Mrs. Teijiro)
Registration No. 08168

Mrs. Baba, before Evacuation, lived with her husband, Teijiro Baba at 1023 Auckland Street, New Westminster, B. C. This property was owned by Mr. Baba and is handled under File No. 7837.

Chattels: Mrs. Hatsu Baba made her declaration to the Custodian on May 6, 1942, stating that a little household furniture and kitchen utensils, chinaware, carpenters tools were left in the house at 1023 Auckland Street.
Disposition of these effects is shown on the Chattel Summary and Schedule.

Life Insurance: Declared in her JP Form:

"\$500 Policy No. M6724140 in the Prudential Life Ins. Co. Beneficiary my husband. Policy in my possession.

"\$500.00 for my son Sadaki in the Prudential Life Ins. Co. Policy No. M6734717 in my possession. Beneficiary my husband.

"\$1000 30-year endowment policy in the Confederation Life Ins. Co. for my son Sadaki. Beneficiary my husband. Policy No. 1558185 in my possession."

The above did not come under the control of the Custodian.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, ARE FOUND ON THIS FILE.

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

.....
ADMINISTRATION DEPARTMENT.

WJJ/HMS

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

Name:

BABA, Mrs. Teijiro

Address:

1023 Auckland St., New Westminster, B. C.

File No.:

7869

Location and Description of Property:

Dwelling being No. 1023 Auckland Street, being on the front of the South-Westerly Quarter of Lot Seventeen (17), Block Thirty-six (36), Map 2620; having a frontage of 66 feet on Auckland Street and a depth of half the depth of said Lot Seventeen (17.)

Fire Insurance:

\$1500.00 in Fidelity Phoenix Co. on dwelling at 1023 Auckland Street

Taxes:

Tenant's Name:

Naranjan Singh of 1023 Auckland Street, New Westminster, B.C.

Rental Arrangements:

For one year from May 11, 1942

\$18.00 per month

Payable at the office of A. N. MacIntosh, Ltd.

Name of Agent:

A. N. MacIntosh, Ltd., 28 Lorne Street, New Westminster, B. C.

from

V. CANT OIL

Rec'd FEB 22 1943

No. 7869

At S.

Referred *Green*

47 House #192
New Denver, B.C.

Feb. 19/43

BRBT

Dear Sir.

Please send us a big aluminum kettle.
And also the two smaller kettles. And if there's a
cover for the big kettle please send it to us too.
And also the black Dutch oven's. At the same time
please send to us a Japanese scrub brush which
is used to scrub pans & sinks. (a) All these are
upstairs of our big house in the front street
House # 1023 Auckland. It's at the very end of the
houses in a small room. And please pay the freight
from you because we can't afford to pay it
over here. We are having hard time living over here.
So please pay it off our rent. Thank you.

Also I forgot to mention that it's in a big
box by the window.

Well I guess that's all & please take good
care of yourself. Good-bye.

Yours Truly

Mrs. Helen Bebe

7569

June 13, 1942

Messrs. A. N. McIntosh Limited,
28 Lorne Street,
New Westminster, B. C.

Dear Sirs:

Re: BABA. (Hatsu) Mrs. Teijiro

We have received a lease given by the above party on property declared by her husband, Teijiro, (our File #7837) to Naranjan Singh for a monthly rental of \$15.00. We understand Baba wishes you to attend to the rental of the property.

In regard to the personal property which is not included in the lease, it will be necessary for you to see that these are safely secured and the key kept in your possession.

Yours truly,

GDM/GH

R. P. Alexander
Assistant Manager

Re: Mr. Teijiro Baba, Reg. No. 08449

Mr. G. W. McPherson,
Authorized Deputy for Secretary of State of Canada
and / or Custodian.
Royal Bank Building,
Corner Hastings & Granville St.,
Vancouver, B. C.

August 15, 1942.
Bridge River, B. C.

Dear Sir:-

This is to advise you that the above named is indebted
to us to the sum of \$ 21.11 for merchandise supplied
prior to evacuation and during the year 1942.

We have an acknowledgement from him to the effect that
he has received these goods and we also have note dated
May 8th, 1942. (On Demand).

We would appreciate if you would file these claims
against the estate and if further proof is necessary, we
would gladly furnish same.

We understand that the above named is now located at
Gloogan, B. C.

Yours truly,

M. NISHIGUCHI, LTD.

Per

Bridge River, B. C.
Formerly of 837-839 Columbia
New Westminster, B. C.

7837
Admitted Claim
Letter March 7/45

Paid
Mar. 16/45
10/45

A. N. Macintosh
R. K. Chapman

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Telephone 88
P. O. Box 980



RECEIVED
AUG 24 1942

A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C., 22nd. Aug. 1942.

Office of the Custodian,
Hastings & Granville,
Vancouver, B. C.

Dear Sirs;

File #7837-attention Mr. Shears.

*1023 Auckland St. is where
a little furniture etc. was
declared by Mrs. BABA was
stored in one small room.*

Claiming \$1150.00

Replying to your favors of the 13th and 20th inst. respectively
may say that the Property at 1023 Auckland St is rented to N. Singh
at a rental of \$18.00 per month. When the Tenant saw the condition of
the house he refused to move in. We had Mr. Annandale look over the
place and we certainly found it in a terrible state. On taking the
matter up with Baba, he asked us by letter to allow the Hindu one
months rent for cleaning up the place. This has been done and we now
have another month's rent on hand.

On the back of this property is a small duplex house known
as 1025 Auckland St. for which the Jap wanted \$15.00 per month. The
hindu who rented 1023 Auckland now rented one half of the duplex at
a rental of \$8.00 per month (monthly tenancy) for a friend of his, so
this \$8.00 is the amount you received last month. In future we should
get the two rentals.

We trust this will explain these rentals.

Yours truly,

A. N. MacINTOSH, LIMITED,

A. N. Macintosh
Pres.

7837

August 25, 1942

Messrs. A. N. MacIntosh Ltd.,
28 Lorne Street,
New Westminster, B. C.

Dear Sirs:

Trigino
Re: Toshio BABA

Please accept our thanks for your letter of August 22 in connection with Toshio Baba's property at 1023 and 1025 Auckland Street.

We understand that the premises at 1023 Auckland Street is leased to Naranjan Singh for \$18.00 per month and that owing to the condition of the place, one month's rent was allowed in lieu of cleaning the house up and that from now on we will receive the regular rental of \$18.00.

We also note that one-half of the premises at 1025 Auckland Street is rented for \$8.00 per month which we have been receiving. Is there any possibility of renting the other half of this house or of finding a tenant who will take the whole place for \$15.00 per month?

Yours truly,

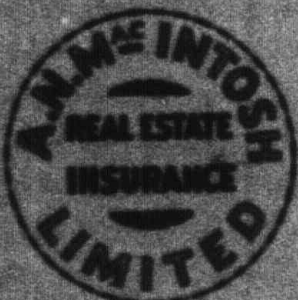
P. G. Shears
Assistant Manager

GDM/GH

AM

A. N. Macintosh
E. K. Chapman

Telephone 88
P. O. Box 980



A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

CUSTODIAN

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

SEP 26 1942

September 25, 1942.

F. G. Shears, Esq.,
Assistant Manager,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File #7837 - T. BABA

We have now rented the other part of 1025 Auckland Street to N. Singh at a total rental of \$15.00 for the house. He pays \$18.00 for 1023 Auckland Street and \$15.00 for 1025 Auckland Street from the 1st of October.

We have run into considerable difficulty with the plumbing at 1025 Auckland Street. We are enclosing a diagram of the house and it will show you the condition of affairs. No. 1023 is connected with a sewer, #1025 is connected to a cesspool which is now filled and overflowing. The City health authorities were down this week and they state it will have to be attended to. We have had F. C. Lindsay, plumber, down to look it over and he states in order to connect up with the sewer on Auckland Street, it will cost Seventy-Eight Dollars (\$78.00).

It seems as if this work will have to be done; otherwise, the property will have to be vacated.

We await your instructions in connection with this property.

Yours very truly,

A. N. MacINTOSH, LTD.

A. N. Macintosh
President.

995
ANM/ET
Encl.

7837

September 26, 1942

Mr. Teijiro Baba,
Reg. No. 08449,
Camp Lempriere,
Lempriere, B. C.

Dear Sir:

In connection with your property at 1025
Audland Street, half of which was rented to
Naranjan Singh, we have now arranged to rent the
entire building to him for \$15.00 per month as
from October 1st.

Messrs. A. W. MacIntosh Ltd. have
advised us that this house is connected to a cess-
pool which is now filled and overflowing and unless
it is connected up with the sewer, the property
will have to be vacated. They estimate that it
will cost \$78.00 to have this work done. At the
present time, we only have \$19.45 to your credit
and the taxes for 1942 have not been paid. Would
you be kind enough to forward us a cheque for
\$78.00 so that this work may be proceeded with
and the place continued to be rented.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Handed to B.C. Sec. Commission
for shipment

Recd from bastion New Westminster the following
cheats for M.M. Baba. Teijins 08168 7867
1023 Auckland St.

2. Iron Pot. (Dutch oven).

3. Tea Kettle

1. Aluminum Pot. & Lid.

27th Sept 1943

B.C. Sec. Commission
Per M.M. Baba

A. N. MacIntosh
R. K. Chapman



A. N. MacINTOSH, LIMITED

OF THE REAL ESTATE, MORTGAGE LOANS, INSURANCE
RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

SEP 30 1942

September 29, 1942.

G. D. Milson, Esq.,
Administration Department,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File #7837 - Teijiro BABA

Replying to your favour of the 26th inst. we would say that if Mr. Baba does not send you the \$78.00 to pay for connecting this property with a sewer, we would suggest that the work be done and paid for out of the rentals.

It is impossible to get white people to live under the conditions the Japanese were living under.

Yours very truly,

A. N. MacINTOSH, LTD.

President.

ANM/BT

MacIntosh
Telephone 86
P. O. Box 980

Rented to Henderson

A. N. Macintosh
R. K. Chapman

Telephone 88
P. O. Box 980



A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

OCT 15 1942

October 14, 1942.

G. D. Milson, Esq.,
Administration Department,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File #7637 - T. Baba

With further reference to your letter of September 30th, may say if T. Baba has not forwarded you a cheque for the plumbing work required, the Hindu is quite prepared to advance this money on his rent account so that the work can be proceeded with.

The roof on the kitchen part of his house is in a terrible state. He simply has to have pans and dishes scattered over the floor to catch the water when it rains. This work should certainly also be attended to but it is going to cost in the neighbourhood of \$30.00 to re-shingle the kitchen part of the roof. He would also advance this money on rents but we would like to have the Jap's consent to it in the first place.

Yours very truly,

A. N. MacINTOSH, LTD.

A. N. Macintosh
President.

ANM/ET

7837

October 20, 1942

Mr. Teijiro Baba,
Reg. No. 08449,
Camp Lempriere,
Lempriere, B. C.

Dear Sir:

On September 26 we wrote you in connection with your property at 1025 Auckland Street, stating that the City required this house connected with a sewer at an estimated cost of \$78.00. As it is essential that this work be done, in addition to spending an estimated sum of \$30.00 to repair the roof over the kitchen, which is in very bad condition, it will be necessary for you to send us at least \$75.00 to have this work done.

We would also call your attention to the fact that the 1942 taxes amounting to \$66.56 have not been paid and are subject to a penalty of 10% if not paid by November 1st.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

A. N. Macintosh
R. K. Chapman

Milson
Telephone 88
P. O. Box 980



A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

RECEIVED
NOV 23 1942

November 21, 1942.

G. D. Milson, Esq.,
Administration Department,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File #7837 - BABA, T.

Replying to your letter of the 18th inst. we may say that house at 1025 Auckland Street was formerly rented at \$15.00 per month but owing to the sewer arrangements, one of the tenants moved out. Therefore, the present rental received for this house is \$8.00 per month.

Now that the sewer is being fixed up, no doubt the house will soon be rented again at its former rental of \$15.00 per month.

Yours very truly,

A. N. MacINTOSH, LTD.

A. N. Macintosh
President.

ANM/ET

CAUTION SECTION
Rec'd DEC 22 1942
FILE No. 7837
Ans.
Referred to Nelson

G. House 192
New Denver, B. C.
Dec, 18th / 42.

Dear Sir,

Today, from you I have received a letter from you dated Oct. 31st. In this letter it has stated that our property tax for 1942 & the expense in fixing the sewer pipes has not been paid. Therefore will you please pay these amounts from our house renting money. Suppose, if there is not enough money from our house rents, then will you kindly pay the remainder from the money that is coming in from the following months. Because all the income coming in to our home just due us enough to eat and we can't & haven't the money to pay for all these tax & repairs.

And for all the rent money that has been paid for the last month, we have no idea where & how this money has been spent, so will you please send us an record of all the expenditures for all these repairs. Thank you

Yours Truly
J. Baba

7837

December 31, 1942

Mr. Teijiro BABA,
Reg. No. 08449,
c/o House 192,
New Denver, B. C.

Dear Sir:

Referring to your letter of December 18th, we are enclosing statement of your account showing the rentals received and expenditures. At the present time Messrs. A. N. MacIntosh are holding the rentals received to pay for having the house at 1025 Auckland Street connected with the sewer, and having the roof over the kitchen repaired.

The house at 1023 Auckland Street is rented to Naranjan Singh at \$18.00 per month, and part of 1025 Auckland Street is rented to the same party for \$8.00 per month. One of the tenants in the latter place moved out owing to the conditions of the sewer but as soon as it is connected, we expect it to be re-rented for \$15.00 per month.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

A. N. Macintosh
R. K. Chapman

Telephone 88
P. O. Box 980



A. N. MACINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

EVACUATION SECTION	
Rec'd	Feb 25 1943
File No.	7869
Ans.	RM
Refer	Mackie

February 25, 1943. *onto house*

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

Dear Sir:

Re: File #7869 - Teijiro BABA

Replying to your inquiry regarding 1023 and 1025 Auckland Street, we are enclosing herewith a list of furniture stored at 1023 Auckland Street. In the lease, there was to be one room used for storage but the furniture is stored in three rooms which are securely locked, and Mrs. Baba has the key. There is no furniture stored at 1025 Auckland Street. This latter house is rented at a monthly rental of \$15.00.

Trusting this is the information required, we are

Yours very truly,

A. N. MacINTOSH, LTD.

A. N. Macintosh
President.

*Mr. Noble has
the Keys -*

ANM/BT

CITY COMPTROLLER'S OFFICE



A. J. BOWELL, CITY COMPTROLLER
NEW WESTMINSTER, B. C.

EV. C. REGISTRATION	
Rec'd.	JUL 6 1943
File No.	
Ans.	
Referred	Johnson-out

July 5th, 1943.

W. J. Johnston, Esq.,
Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Dear Sir:- File No. 7837
Re: Teijiro Baba - Reg. No. 08449.
 SW $\frac{1}{4}$ of Lot 17, Block 36, Map 2620.

I am attaching our official receipt covering your
remittance in duplicate.

✓ The assessed value of the improvements on this
property is \$ 1,600.00.

Yours truly,

A. J. Bowell.
City Comptroller.

AJB/
Enc. *see July 21/43.*

BABA, Teljiro

File No. 7837
Pag. No. 08449

<u>Date</u>	<u>Particulars</u>	<u>Dr.</u>	<u>Cr.</u>	<u>Balance</u>
<u>1942</u>				
June 17	A. N. MacIntosh a/c N.S. rent to 11/6		13.00	
" "	Commission	2.50		
" "	Drawing fees	.65		
July 14	B.C. Telephone Company	2.15		
Aug. 12	A. N. MacIntosh account N. Singh rent		8.00	
" "	Commission	.40		
" "	Water rates	5.25		
Sept. 10	N. Singh Rent Aug. 11		18.00	
" "	F. C. Lindsay account <i>Plumbing</i>	7.70		
" "	Commission	.90		
Oct. 13	N. Singh rent due Sept. 11		18.00	
" "	Water rates	4.20		
" "	Commission- A.N. MacIntosh	1.30		
" 29	13 Wage Ded. Refund for 1st. six mos. of 1941		8.79	
" 13	N. Singh-Rent due Sept. 11		86.88	
Nov. 12	Rent Collected			
" "	Commission A. N. MacIntosh	4.00		
" "	Sundry	10.50		
" 25	Cert. of Encumbrance New Westminster	1.00		
<u>1943</u>				
Mar. 12	Rent collected		78.00	
" "	Commission	3.90		
" "	Repairs and maintenance	113.15		
" "	Sundry	10.50		
Apr. 13	Rent collected		66.00	
" "	Commission	3.30		
" "	Sundry	10.50		
May 13	Rent Collected		18.00	
" "	Commission	.90		
June 30	City of New Westminster, payment of 1942 taxes			
		<u>71.49</u>	<u>215.79</u>	<u>61.50 Cr.</u>
		<u>244.29</u>		

Rec'd	JUL 28 1943
File No.	
Ans.	
Referred	

July 16, 1943.

Dear Mr. McIntosh:

Please send the following articles immediately:

- | | | |
|------|--|-------|
| ITEM | 1. Kitchen Utensils. | |
| | a. Aluminum pan (large) | 4 |
| | b. Iron pot (size #8) | 1 |
| | c. Dishes, plates, et., mixing-bowl | |
| | 2. Dolls in glass case and wooden box. | |
| | 3. washing-machine. | |
| | 4. Electric Stand Clock. | |
| | 5. Gramophone Records. | (all) |

I think most of the above things are in a wooden box. Moreover send these at your own expenses, you could deduct the shipping charges from Mr. Narayan Singh's rent payment. When sending these goods PLEASE QUOTE thus "FRAGILE //HANDLE WITH CARE," in order to assure safeness.

Thankyou
I remain,

11 Baba

EVACUATION SECTION

Rec'd AUG 12 1943

File No.

Ans.

Referred G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.
CUSTODIAN RELEASE FORM

Address

#192
740 Denner 736

Date

August 9/43
Freight charges
pd by Teijiro Baba
File 7837.To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.I, Teijiro Baba, Police Registration No. 08449

hereby request you to release to me the under-noted property

stored at 1023 Auckland St. West Vancouver B.C.in possession of Mr. Karayan Singhand I release you from any claim whatsoever with respect to
such property.

Description of Property:

Kitchen utensils of all kinds - especially
aluminum & iron pots, etc
Winter wear all (dresses, sweaters etc)
My ring, watch, etc

Original Address

1023 Auckland St. N.W. B.C.

Date Evacuated to Vancouver

May 11, 1942

Date Evacuated to Present Address

November 10, 1942

Number in Family - 12 years and over

3 boys + 2 parents

Number in Family - 5 to 11 years old

4 children

Number in Family - under 5

1 boy

TOTAL NUMBER IN FAMILY

8 children + 2 adults = 10I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per:

Claimant Signs Here

Teijiro Baba* Shipment charges to be paid by Mr. Karayan
Singh.overeven turn

To lecture Washington Mechanics

of Mammaphone. Second album - all

to lecture on album. Black home letters of the women
house

Gallons made of clay or so want them all

to make a wooden box

to lecture on his men's conference - daily intervals
required: too

to make a wooden box - could have been all of them

Rec'd May 1/44
File No. 7837
R. H. K. 1/44
Referred _____

1023 Auckland Street,
New Westminster, B. C.
April 25, 1944.

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

offer

633

Dear Sirs:

I hereby make an offer of Three Hundred Dollars
(\$300.00) for 1023-1025 Auckland Street, New Westminster,
Catalogue No. 633.

I enclose Money Order for \$30.00 being 10%
of my offer.

Yours very truly,

Naranjan Singh

Naranjan Singh.

CITY OF NEW



WESTMINSTER

OFFICE OF BOARD OF HEALTH

D. A. CLARK, B.A., B.M., MEDICAL HEALTH OFFICER
E. S. DOWAN, V.S., FOOD AND MEAT INSPECTOR

NEW WESTMINSTER, B. C.

May 12th, 1944.

EVACUATION SECTION	
Rec'd	MAY 13 1944
File No.	7837
Ans.	<i>W. J. Slevin</i>
Referred	<i>W. J. Slevin</i>

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

Dear Sir:

Re: S.W. $\frac{1}{2}$ Lot 17, Block 36,
1023-25 Auckland Street
NEW WESTMINSTER.

In reference to above I beg to advise you that a very insanitary condition has been created here owing to the septic tank taking care of the drainage being surcharged and all effluent is now discharging on the ground.

This particular building is occupied by three families with a number of children, and I would request that prompt attention be given to the elimination of this insanitary nuisance.

Yours truly,

E. L. Slevin

E. L. Slevin,
Health Inspector.

ELS:EP

May 13 - Instructed McIntosh, Agent, by phone, to have condition corrected as quickly as possible.

*Mr. Annandale
Agent for the Custodian*

May 26, 1944.

EVACUATION SECTION	
Rec'd	MAY 28 1944
File No.	7837 & 7869
Ans.	W. J. S.
Referred	Johnston

Dear Sir:

I, Mr. J. Baba would like to make the following request.

As you know I have a house rented to someone at back home. I would like to get the pay for renting the house, because my wife is at present fixing her teeth, for it's very, very bad. And she's been having trouble with digestion. Doctor says it's wise for her to get her teeth fixed. So I, Mrs. J. Baba immediately took the opportunity. Although I figured it out that I need money to pay the dentist of seventy dollars (\$70.00). You might say that husband and son are working, but after all they are not earning enough to support the members of family of eleven, - for you have to eat, wear (clothing, shoes etc.) Besides the doctor; then I'll have to go bankruptoy.

So from the above reasons will you please send me the above mentioned money immediately.

Thank you,

Yours truly,

J. J. Baba

John M. O.

cr 217.48
70
147.48

Note: \$70.00 sent May 30/44

7837

May 26, 1944.

Mr. Haranjan Singh,
1023 Auckland Street,
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 633,
1023-1025 Auckland Street,
New Westminster.

Your letter of April 25th, 1944 enclosing
Money Order for \$30.00 and offer to purchase the above property
for the sum of \$300.00 has been received and considered.

At the present time we are not able to accept
a tender for this amount. This property has been independently
appraised and if you are prepared to increase your tender to
\$1000.00, subject to prior sale, we would then be in a position
to consider recommending acceptance of such an offer.

Kindly reply by return advising us whether you
wish to revise your offer and in the meantime we are retaining
your Money Order of \$30.00.

Yours truly,

F. G. Shears,
Director.

FGS:AS

A. N. Macintosh
B. K. Chapman

Telephone 88
P. O. Box 980



A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

Rec'd	MAY 31 1944
File No.	7837
Ans.	<i>[Signature]</i>
Referred	HARROP

May 30, 1944.

offer

F. G. Shears, Esq.,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File #7837 & Catalogue #633
1023-1025 Auckland Street,
New Westminster, B. C.

Offer \$1200

Mr. Singh has asked us to advise you that he is willing to raise his offer for the above property to \$800.00 and no more as he has been advised by the City that these buildings will be torn down after the war.

Yours very truly,

A. N. MacINTOSH, LTD.

A. N. Macintosh
President.

*Alister Singh
1250*

ANM/BT

7837

24th June, 1944.

Messrs. A.H. MacIntosh, Ltd.,
P.O. Box 980,
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 633
1023-1025 Auckland St.

Referring to your letter of the 30th May we note that your client, Mr. Singh, is not prepared to raise his offer to the amount of our valuation of \$1,000.00 but is prepared to pay \$600.00 for this property.

At the present time we are not in a position to accept this offer and are returning herein Mr. Singh's money order for \$50.00 deposit on his original offer.

We are having the appraisal on this property checked and if consideration can be given to any amount less than \$1,000.- we will advise you in due course.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

CITY OF NEW



WESTMINSTER

OFFICE OF BOARD OF HEALTH

D. A. CLARK, B.A., B.M., MEDICAL HEALTH OFFICER
E. S. DOWAN, V.S., FOOD AND MEAT INSPECTOR

NEW WESTMINSTER, B. C.

July 7th. 1944.

W. J. Johnston, Esq.,
Administration Department,
Dept. of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: File #7837 - 1023-25 Auckland St.
New Westminster.

In answer to your letter of the 4th instant re above, I beg to advise you that your Agents, A. H. McIntosh Limited, have issued an order to Lindsay & Company to do the required work on this property, but owing to this firm being so busy they have not been able to start on the work.

As soon as this job is completed to our satisfaction we will promptly advise you.

Yours truly,

E. L. Slevin,

Health Inspector.

ELS:EP



A. N. Macintosh
R. K. Chapman

Telephone 88
P. O. Box 980



A. N. MACINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

Rec'd	JUL 19 1944
File No.	7837
Ans.	<i>[Signature]</i>
Referred	

July 18, 1944.

offer

F. G. Shears, Esq.,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File #7837 - BABA
1023 & 1025 Auckland Street.

The writer phoned you yesterday stating that we had taken a \$100.00 deposit on the above property at a price of \$1000.00 cash.

Is this price would be at all satisfactory, we will forward the cheque to you as soon as we hear from you.

Yours very truly,

A. N. MacINTOSH, LTD.

A. N. Macintosh
Secretary.

ANM/BT

7837

25th July, 1944.

Messrs. A.H. Macintosh Ltd.,
P.O. Box 980,
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 633
1023, 1025 Auckland St.,
New Westminster, B.C.

Referring to your letter of the 16th instant in which you offer to purchase the above property on behalf of a client for the sum of \$1,000.00.

We are not able to give favourable consideration to this offer and the valuation which we have on this property would indicate that we could not consider any amount less than \$1,600.00.

Yours truly,

F. G. Shears,
Director.

FOS/PMH

A. N. Macintosh
R. K. Chapman

Telephone 55
P. O. Box 980



A. N. MacINTOSH, LIMITED

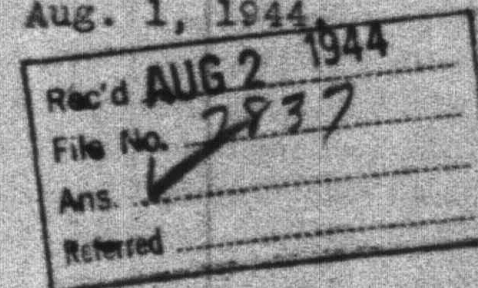
REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C., Aug. 1, 1944.

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



Dear Sir; re Catalogue 633,
1023 - 1025 Auckland St.,
New Westminster, B. C.

At the request of THAKAR SINGH of 1027 Quebec St. this
City we enclose herewith his cheque as a deposit on above property.
He offers a price of \$1600.00 with \$1000.00 cash and balance on
usual terms.

Kindly let us know if this offer will be acceptable, and
oblige, Yours very truly,

A. N. MacINTOSH LTD.,

A. N. Macintosh
Pres.

*August 9th Memo to Mrs Mac
Thank for letter of acceptance*

160 ^{old}/₇₂

A. N. MacIntosh
R. K. Chapman

Telephone 88
P. O. Box 980



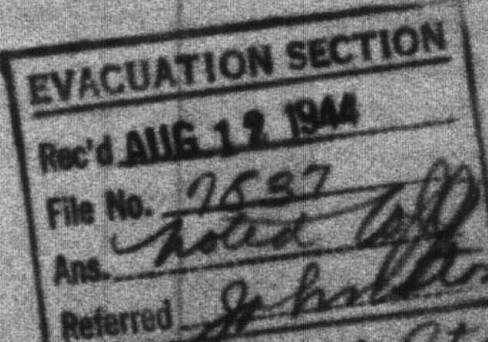
A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,



August 11, 1944. cur & Peter

W. J. Johnston, Esq.,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File #7637 - BABA

Under date of April 25, 1942 we have a request in writing from Mr. Baba asking us to look after his property at 1023 and 1025 Auckland Street and to pay taxes, water, insurance and other necessary expenses.

At the time the lease was made in May, 1942 during conversation with Mr. Baba and Mr. Singh, it was understood that the owner was to pay the water. Although this was not mentioned in the lease. We may say that this was our understanding of the matter also.

Yours very truly,

A. N. MacINTOSH, LTD.

President.

ANM/BT

7837

August 16, 1944.

A. N. McIntosh, Ltd.,
P. O. Box 980,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 633
1023-1025 Auckland St..
Pl. S. E. 17/36/2620

Your letter of August 1st, enclosing cheque for \$160.00 and offer to purchase the above property for the sum of \$1,600.00, 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, \$1,440.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser 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.

We are attaching herewith a copy of a lease which was originally made out for the duration of the war. You will note that a new arrangement was made and the lease was made for a period not more than one year, and the Lessor having the power to recover full claim on the property at any time by giving the Lessee one month's previous notice. This sale is subject to the above tenancy.

The furniture mentioned in the lease will be taken out at the end of the tenancy.

Yours truly,

F. C. Shears,
Director.

GP:EB
Enc.

A. N. Macintosh
R. K. Chapman

Telephone 88
P. O. Box 980



A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

Rec'd	AUG 24 1944
File No.	7837
Ans.	
Referred	Peters

August 22, 1944.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File #7837 - T. Baba &
Catalogue No. 633 (1023 and
1025 Auckland Street)
Pt.S.W. 1/2 17/36/2620.

In reply to your favour of the 16th inst., we
are now enclosing certified cheque for \$840.00 from Mr.
Thakar Singh. He is purchasing the above property at
a price of \$1600.00 and is paying \$1000.00 down and
wishes an Agreement for the balance of the \$600.00.
You already have a cheque for \$160.00 being part of
the cash payment.

*monthly
over two
years.*

The full name, address, and occupation is as
follows:-

Thakar Singh, Son of Daya Singh, Village of
Ghoman, Ludbrana, India; now of 1023 Auckland Street,
New Westminster, B. C. - Millworker.

Original letter

Yours very truly,

A. N. MacINTOSH, LTD.

A. N. Macintosh

President.

ANM/BT
Encl.

\$1,000.00 has now been received

AUG 25 1944
\$840.00
88

EVACUATION SECTION	
Rec'd	SEP 18 1944
File No.	7837
Ans.	10/26/44
Referred	Johnston

to House #192
New Haven, B.C.,
Sept 15/44

Dear Sir

Will you please send me \$60⁰⁰ right away from the amt you are collecting from my property. Address at 1023 Auckland St. New West. B.C.

Right now I get only \$65⁰⁰ income & have to support a family of Ten. With this ~~am~~ I have to buy clothes & etc. and barely make a living. Above that my first son need a very bad fixing of his teeth. So I am asking you to send me the needed \$60 right away.

If you need the doctor's order for my son's tooth I'll send it to you right away.

Yours Very Truly
Tijino Babo
Reg. # 08449

ca \$151.53

Waiting reply from B.C.C

September 22, 1944.

MEMORANDUM - MR. GOOD

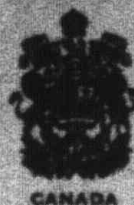
Re: Catalogue No. 633
1023-25 Auckland Street
New Westminster
SH - 17/36/2620

Please be informed that the above property is being sold under an Agreement for Sale, the terms covering which are as follows:

Sale price:	\$1,600.00
Received by Custodian	<u>1,000.00</u>
Balance	600.00

The balance of \$600.00 is payable at the rate of \$25.00 per month including interest at 5% per annum. The first payment of \$25.00 to be made on September 25, 1944, and \$25.00 to be paid on the 25th day of each successive month until the full purchase price has been paid.

CP:MA
Date of Sale: August 25, 1944
Purchaser: Thakar Singh, 1023 Auckland St.
New Westminster, BC



CANADA

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
Sept 23rd 1944

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

Attention Mr W.J. Johnson

Dear Sir,

Re Teijiro BABA #08449
Custodian File #7837

EVACUATION SECTION	
Rec'd	SEP 25 1944
File No.	7837
Ans.	10/1 26/9/44
Referred	J. Johnson

We have for acknowledgment your letter of the 20th inst., regarding the request of the above named.

The earnings of this family for the month of August were \$93.34 which is quite sufficient for their maintenance. However, since Mr BABA'S property has been sold and his credit balance will shortly be in excess of the rehabilitation reserve of \$920.00, we would recommend that you forward him the sum of \$60.00 as he requested.

Yours truly,

M. L. Brown

M.L. Brown
Office Manager.

IS/MME

7837

October 11th, 1944

Mr. Teijiro BABA,
Registration No. 08449,
New Denver, B. C.

Dear Sir:

Re: Phoenix Insurance
Policy No. 501123

The above numbered policy has been issued
to cover for \$1,500.00 on dwelling situate on your property
described as being No. 1023 Auckland Street, New Westminster.
This is a renewal of Fidelity-Phoenix Policy No. 358.

The premium for One Year, amounting to \$4.50,
is being paid to the Insurance Company and charged to your
account.

Yours truly,

S.M. Gibson
Insurance Department

SMG:KT

Catalogue No. 633
 File No. 7837,
 1023 & 1025 Auckland St., New Westminster.
 SW:17/36/2620.

November 3, 1944.

THAKAR SINGH.

In Account with: The Custodian of Enemy Property.

STATEMENT OF ADJUSTMENTS

(as at Aug. 25, 1944).

	DEBIT	CREDIT
Purchase Price	1,600.00	
Received by Custodian		1,000.00
Balance payable under Agreement for Sale		600.00
Amount of rent collected:		
1023 Auckland - Aug. 25 to 31st, $6/31 \times 17.10$		3.31
Sept. 1 to 30th } 2 months @ 17.10		34.20
Oct. 1 to 31st }		
1025 Auckland - Aug. 25 to 31st, $6/31 \times 14.25$		2.76
Sept. 1 to 30th		14.25
Registration fees on Agreement for Sale	7.45	
1023 Auckland - 100% Ins. prem. \$4.50 (Expiry 10/10/45)	4.50	
4.25 " " \$9.00 (" 10/10/44)	.38	
1025 Auckland - 73.5% " " \$9.00 (" 8/11/46)	6.61	
Purchaser's proportion 1944 taxes 128/365 x 65.75	23.06	
1023 Auckland - Water 128/184 x 10.25, 1/2 year	7.13	
1025 Auckland - Water 128/184 x 10.25, 1/2 year	7.13	
Balance owing by purchaser		1.74
	1,656.26	1,656.26

BALANCE OWING BY PURCHASER - \$1.74

Catalogue No. 633
File No. 7837
1023 Auckland St., New Westminster
SW 17/36/2620

Control of property covered by Agreement for Sale between the The Honourable
The Secretary of State of Canada and Thakar Singh is by me hereby acknowledged
and I agree that all adjustments in connection with the sale to me of this
property have been settled.

Dated at Westminster B. C., this 21st day of Nov 1944.

Thakar Singh

Return to the Custodian.

A. N. MacIntosh
R. K. Chapman

Telephone 88
P. O. Box 980



A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

EVACUATION SECTION

Rec'd NOV 22 1944

File No.

Ans.

Referred

November 21, 1944.

George Peters, Esq.,
Administration Department,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Catalogue No. 633
1023 Auckland Street,
New Westminster, B.C.

As requested in your favour of the 13th inst.,
we return herewith control receipt and chattel release
duly signed by Mr. Thakar Singh. The \$1.74 balance
will be sent over to you with Mr. Thakar Singh's monthly
payment due on Saturday of this week.

When the lease was made out, there were a number
of chattels left in the house for the use of the tenant.
Among these there was a kitchen stove and a heater stove.
Would you kindly let us know if these can be sold and if
so, at what price? Mr. Singh, the purchaser of the
property, is interest in buying these two items.

Yours very truly,

A. N. MacINTOSH, LTD.

President.

ANM/ET
Encl.

* Dec 8/44. Vernon checking.

HATSU BABA — file 7869

Household Equipment at 1023 Auckland Street

1 kitchen stove
1 heater stove
1 wardrobe
4 dressers
Big kitchen food wood cabinet
3 big tables

} all
leave

3 room carpet
11 shades
7 curtain rods
Ice Boxes
1 big dresser mirror
1 map worth \$7.50.

} see
leave

Household Equipment stored at 1023 Auckland Street

- Beatty Model G.G. 6967 Washing Machine asked for
- Brunswick Gramophone (150 Records) asked for
- 2 sets Dining Set (Wm. A. Rogers)
- 1 Electric Clock asked for
- 35 7 Picture Frames
- 1 Set Japanese ornaments Mar-May
- 10 Dolls asked for
- 1 Vase
- 3 shovels, 1 rake, 1 spade, 5 axes, 2 Jacks, etc.
- 2 Boxes carpenter tools None
- 7 sets of Bedding, mattress, and springs
- 2 table lamps, 1 Bridge lamp
- 1 Gas Stove, 2 ash Smoke Stands ✓
- 15 Chairs, 2 rooms carpets
- 1 Electric Iron
- Kitchen ware, utensils, etc. asked for

stored
in one
room

4 chairs sold to tenant - 12/12/44

A. N. Macintosh
R. K. Chapman

Telephone 88
P. O. Box 980



A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

November 28, 1944.

B. Good, Esq.,
Comptroller,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: Catalogue #633 - 1023, 1025 Auck-
land Street, New Westminster.

We are enclosing herewith cheque for \$26.74 being
Mr. Thakar Singh's monthly payment of \$25.00 on the Agree-
ment for Sale and the balance owing on his account of
\$1.74. This money was paid in here by Mr. Singh yesterday.

Yours very truly,

A. N. MacINTOSH, LTD.

President.

/BT
Encl.

*Johnstone
Peters*

*7837
08449*

*BABA
Jeyaraj*

*Sum 22.70
2.30*

A. N. Macintosh
President.

7637

December 8th, 1944.

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M.L. Brown

Dear Sirs:

Re: Teijiro BABA
Registration No. 08449

We are enclosing herewith a copy of a letter received from the above-mentioned and we would ask you to kindly advise us if it will be in order to comply with the request contained therein.

Mr. Baba's credit balance with the Custodian at the present time amounts to \$1,180.92, which represents proceeds from the sale of his property in the City of New Westminster.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

EVACUATION SECTION	
Rec'd	DEC 16 1944
File No.	7837
Per.	Noted 10/11
Refused	Optimistic

% House #192
New Denver, B.C.

Gentlemen

Have not received the fifty dollars I asked you yet. So will you please kindly send it right away? I have to pay the dentist soon for the boy's teeth. I would appreciate it very much if you would. Thank you.

Yours Very Truly
Mrs. H. Baba

Phone B.C.S.C. - no reply yet, ^{to} our request for approval.
12/12/44 - Phoned B.C.S.C. They are communicating with Welfare agent in New Denver.

STATEMENT RE SALE OF:

Name: BABA, Teijiro

Catalogue No: 633

File No: 7037

Street Address: 1023-25 Auckland

Reg. No. 08449

Legal Description: Pt. S.W. 1/4 17/36/2620

Date of Sale and Adjustments August 25th, 1944.....

Sale Price \$1,600.00 (Agmt. of Sale \$600.00) Cash \$ 1,000.00

Real Estate Agent's Commission \$ 80.00

Charge for Valuation 17.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.95
(collected from Purchaser)~~Insurance~~
Unpaid Vendor~~Mortgages~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 11.49

Taxes 23.06

Water 14.26

101.50 \$ 1052.76

Net Proceeds credited to your account 951.26

Date: January 3rd, 1945.

George Peters.

Compiled by:

7837

% House # 192

New Denver Bldg. 7869/7837.

Jan 2/45

W. Johnston
out

Dear Sirs

In the month of December I have sent you two letters asking for fifty dollars. I don't know if you have received the letter or not but ~~with~~ when this letter reaches you will you please send me the fifty dollars. For I have to make the payment to the dentist. I would appreciate it very much if you would do this favour for me. Thank you.

Yours Very Truly
Mrs. T. Baker

Jan 9/45

CR. bal. 7869 - \$ 12

7837 - \$ 1305.92

Jan 9 - Waiting for reply from BC Sec. Comm -
They have written Superior again
requesting immediate reply. *[Signature]*

7837

January 5th, 1945.

A. N. MacIntosh Limited,
28 Lorne Street,
New Westminster, B. C.

Dear Sirs:

Re: 1023, 1025 Auckland St.,
New Westminster, B. C.

We are in receipt of your letter of the
27th ultimo enclosing your cheque for the sum of
\$25.00, being payment under Agreement for Sale
in connection with the above-mentioned property
as follows:

Due April 25th, 1945. Principal \$25.00.

and we are enclosing herewith our receipt No. 11407
for the amount of your cheque.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

STATEMENT RE SALE OF:

Name: BABA, Teijiro

Catalogue No: 633

File No: 7837

Street Address: 1023-25 Auckland

Reg. No. 08449

Legal Description: Pt. S.W. $\frac{1}{4}$ 17/36/2620

Date of Sale and Adjustments August 25th, 1944.....

Sale Price \$1,600.00 (Agt. of Sale \$600.00) Cash \$ 1,000.00

Real Estate Agent's Commission \$ 80.00

Charge for Valuation 17.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.95
(collected from Purchaser)~~Stamp Duty~~
~~Stamp Duty~~~~Mortgage~~~~Attorney's Fees~~~~Other Charges~~

Adjustments:

Fire Insurance 11.49

Taxes 23.06

Water 14.26

101.50 \$ 1052.76

Net Proceeds credited to your account

951.26

Date: January 3rd, 1945.

George Peters.

Compiled by:

File No. 7637
Reg. No. 0849

Tollaro Bank

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 June 30	Balance as per statement sent	\$	\$ 61.50	
September 10	1943 taxes	65.75		
November 15	Freight on goods	8.12		
	Water rates	21.00		
November 30	Fire Insurance premium	9.00		
December 16	Rents collected	10.65	213.00	
	Commission	29.65		
	Repairs			
1944 March 14	Water rates	10.50		
May 13	"	10.50		
May 31	Cheque to you	70.00		
July 14	Water rates	10.50		
	Rents collected		231.00	
	Commission	11.55		
	Repairs	3.00		
	1944 taxes	65.75		
August 25	Rents to date (Nett)		39.63	
	Credit re Sale of Property		951.26	
September 27	Cheque to you	60.00		
October 12	Payment on Agreement for Sale \$22.46, Int. \$2.54		25.00	
October 30	Payment on Agreement for Sale \$22.64, Int. \$2.36		25.00	
October 12	Fire Insurance Premium	4.50		
November 30	Payment on Agreement for Sale \$22.70, Int. \$2.30		25.00	
		\$ 390.47	\$1,571.39	

CR \$ 1,180.92

7837

Jan. 10th, 1945.

Mr. Teijiro BABA,
Registration No. 08449,
New Denver, D.C.

Dear Sir:

Re: Catalogue No. 633,
1023-25 Auckland
Pt. S.H. + 17/36/2620

Please be informed that the above property has been sold as of August 25th, 1944, for the sum of \$1,600.00; \$1,000.00 cash, balance \$25.00 per month including interest at 5% per annum. 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 unearned 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,

George Peters
Administration Department

GP:PR
Enc. (2)
c.c. B.C. Security Commission

FILE No. 7837
Reg. No. 0849

Tellico, S.A.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1963 June 30	Balance as per statement sent	\$	\$ 61.50	
September 10	1963 taxes	65.75		
November 15	Freight on goods	8.12		
	Water rates	21.00		
November 30	Pipe Insurance premium	9.00		
December 16	Boats collected	10.65		
	Commission	29.65		
	Repairs		213.00	
1964 March 14	Water rates	10.50		
May 13	" "	10.50		
May 31	Cheque to you	70.00		
July 14	Water rates	10.50		
	Boats collected		231.00	
	Commission	11.55		
	Repairs	3.00		
	1964 taxes	65.75		
August 25	Boats to date (Net)		39.63	
	Credit re Sale of Property		951.26	
September 27	Cheque to you	60.00		
October 12	Payment on Agreement for Sale \$22.46, Int. \$2.54		25.00	
October 10	Payment on Agreement for Sale \$22.64, Int. \$2.36		25.00	
October 12	Pipe Insurance Premium	4.50		
November 30	Payment on Agreement for Sale \$22.70, Int. \$2.30		25.00	
		\$ 390.67	\$1,571.39	

CH \$ 1,180.72

416 7837 1/2 House #102

New Denver, Pk.,

Jan. 12/45

EVACUATION SECTION
Rec'd JAN 17 1945
File No. 7869/7837
Ans. Johnston

Dear Sir.

I still have not received any word or money from you. So if this letter reaches you, will you please forward to me the fifty dollars..

In this letter, I am enclosing a dentist's bill for my third son.

I would appreciate it very much if you would do this favour for me.

Yours Very Truly
Mrs H. Bakis

7837 ✓
7869

January 24th, 1945.

Mr. Teijiro BABA,
Registration No. 08449,
c/o House No. 192,
New Denver, B. C.

Dear Sir:

With further reference to your letters in connection with forwarding funds to you for the payment of your son's dental account, we wish to advise you that we have received a letter today from the B. C. Security Commission in which they write as follows:

"Referring to your letter of December 8th we have received a reply from our Welfare Manager in New Denver to the effect that the above named man should provide for his own dental work from his earnings."

"In view of the above we would be obliged if you would make no remittances to him at this time."

For the above reason, therefore, we are not in a position to comply with your request.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

MR. J. E. GIBSON

SHI LIFE ASSURANCE CO. OF CANADA

VANCOUVER, B. C.

February 2, 1945.

EVACUATION SECTION

RE: FEB 3 1945

7237-7469

Sm (S)
Kibron

Mr. Teijiro Baba,
c/o House #192,
NEW DENVER, B. C.

Dear Mr. Baba:

Re: Policy No. 2,162,081

We are today sending our cheque
in favour of yourself and your wife, covering
the Cash Surrender Value of this policy in
the amount of \$133.19, to the Office of the
Custodian here. This amount is in full
settlement of all claims under this policy.

You may expect to receive the
cheque shortly.

Yours faithfully,

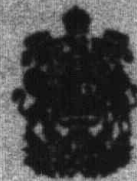
G. E. MAY,
BRANCH SECRETARY,

[Handwritten signature]

*Send cheque on above to
T. Baba claims of \$21.11 protection
by credit bal. Tending of \$1385.92*

DEPARTMENT OF

LABOUR



CANADA

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B.C.,
February 2nd, 1945.

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

EVACUATION SECTION

Rec'd FEB 5 1945

File # 7837



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B.C.,
February 2nd, 1945.

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

Attention Mr. W.J. Johnston

Dear Sir:

Re Teijiro BABA #08449
Custodian File #7837

EVACUATION SECTION	
Rec'd	FEB 5 1945
File #	7837
Ans	
Ref	Johnston

We are informed by our Welfare Manager at New Denver that the wages of the above named man are now insufficient for the support of his family. We shall feel obliged, therefore, if you will forward a cheque for \$30.00 to Mr. BABA on February 20th, and a cheque for the like amount on the 20th of each month thereafter until further notice from this office.

Referring to our letter of January 22nd, we were not prepared to release funds at that time as the sum requested was required to pay for dental treatment for a son who was earning good wages.

Yours truly,

M. L. Brown
Office Manager.

MSS/TF

A. N. Macintosh
R. K. Chapman

Telephone 88
P. O. Box 980



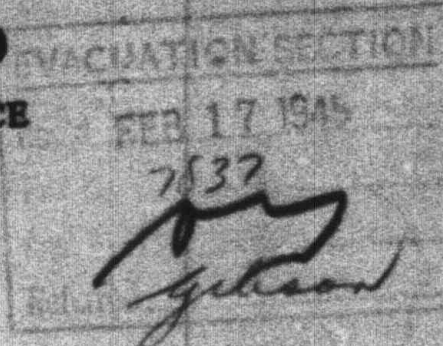
A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE

RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,



February 16, 1945.

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

Dear Sirs:

Re: File #7837 - Baba
Phoenix Policy #925009 & #501123
1023-1025 Auckland Street.

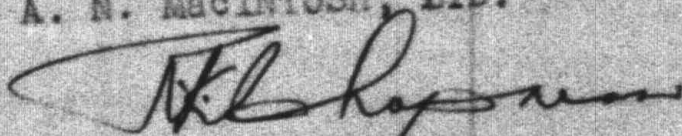
Owing to the fact that Mr. Thakar Singh paid \$1600.00 for both the above dwellings including land, the Company feels that for safety's sake, the above policies should each be reduced by 50%. At the present time, each policy covers \$1500.00.

We trust that this action will be satisfactory to you and enclose an Endorsement for each policy which we would ask you to kindly sign as "Unpaid Vendor". We would appreciate your signing and returning these to us as soon as possible. We will then have Mr. Thakar Singh sign them and forward you one for each of the policies you have in your possession.

You will understand by reducing these policies, your interest will still be amply covered.

Yours very truly,

A. N. MacINTOSH, LTD.


Secretary.

BT
Encls.

House #192

New Denver, B.C.

Feb. 26/45 X

Dear Sir.

Received your letter of Feb. 22/45.

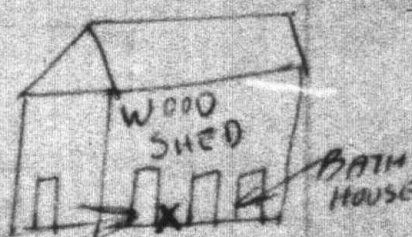
The articles we received are:

1. Beatty model C. & C. 6067 washing machine
2. 150 records (Japanese)
3. electric clock
4. 2 dolls & aluminum pot & iron pots

On the picture frames — there was one photograph of a man & woman which I would like to have because it is an old souvenir. So please send me this picture. The above mentioned are the only things we received from you.

We have chinaware & glassware buried in the woodshed behind our house.

Please lift the board at the marked spot & forward the mentioned articles.



note date
of letter
advising me

Shri K. S. Singh
owner

James D. Dwyer
F. Gaba
Reg. # 08449

Copy made for 7837

See reply Mar 2/45 - attached

C
O
P
Y

House No. 192
New Denve, B. C.
Feb. 26/45.

Dear Sir:

Received your letter of Feb. 22/45.

The articles we received are;

1. Beatty model C. G. 6967 washing machine
2. 150 records (Japanese)
3. Electric Clock
4. 2 dolls and aluminum pot 1 & iron pots 3.

In the picture frames ---there was one photograph of a man and women which I would like to have because it is an old souvenir. So please send me this picture. The above mentioned are the only things we received from you.

We have chinaware & glass ware buried in the woodshed behind our house.

Please lift the board at the marked spot & forward the mentioned articles.



Yours truly

"T. Baba"
Reg.#08449

*Original on
File # 7169.*

7837

Continued

7837
7869

March 2nd, 1945. ✓

Mr. Teijiro BABA,
Registration No. 08449,
c/o House No. 192,
New Denver, B. C.

Dear Sir:

We acknowledge your letter of February 26th and thank you for the information you gave us regarding your chattels.

With respect to the china and glass ware you claim was buried in the woodshed behind your old residence, our representatives made a careful search in this place, and after digging down about twelve inches, were unable to find anything hidden in the ground. As a matter of fact the whole area of the woodshed was gone over in case you had forgotten the exact spot.

We regret therefore that we can do nothing further.

We will endeavour to find the picture frames and if successful in finding them, we will forward them to you.

Yours truly,

W. J. Iverson
Protection Department.

WJI:LBM

EVACUATION SECTION	
FILED	MAR 16 1945
FILE NO.	78 37
NAME	Johnston

House #192
New Denver, Bldg.
March 7/45

Dear Sirs

Received your letter of Feb. 26/45. Yes, we have
a debt of \$21.11 to M. Kishiguchi Co. Ltd. Please deduct
this amount from my account. Thank you.

Yours truly
Tijiro Baba
Reg # 02449

C\$1382.92.

21.11

1361.81

Transfer to M. K. & Co Ltd. 2/11

Claim paid

11519 /
7837

March 17th, 1945.

Messrs M. Nishiguchi Co. Ltd.,
Bridge River Townsite,
Shalalth P.O., B. C.

Dear Sirs:

We wish to advise you that we have
transferred to your account with the Custodian
the sum of \$21.11, which represents payment of
your claim against Mr. Teijiro BABA.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

7837

March 19th, 1945.

Mr. Teijiro BABA,
Registration No. 06449,
c/o House No. 192,
New Denver, B. C.

Dear Sir:

We are enclosing herewith our cheque
for the sum of \$30.00 and after deducting this
amount from your account you will have a credit
balance of \$1,331.61 with the Custodian.

Kindly acknowledge receipt of our cheque,
and oblige.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

File 7837 Copy made for State # 7869
House # 192
New Haven, Bb.
May 7/45

Rec'd	MAY 9 1945
File #	7869/7837
Ans	
Referred	Johnston

Dear Sir.

I have asked for hundred dollars for my child's clothing. And the Welfare Office, said it was alright but I have just received fifty dollars instead of a hundred. Also I have not received the \$30 for last month.

I went to the Commission Office but they said it's not here yet so. Will you please kindly forward to me the rest as soon as this letter reaches you.
Thank you

Yours Very Truly
Mrs. Helen Baba

File No. 7837.
Catalogue No. 633.

May 31st, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

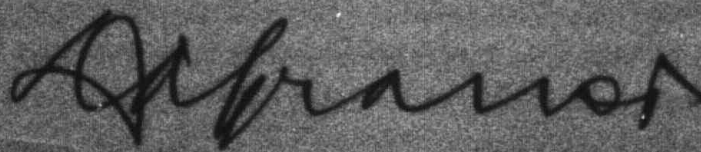
Taijiro BABA
City of New Westminster
S.W. $\frac{1}{2}$ of Lot 17, Blk. 36, Map 2620
having a frontage of 66 ft. on
Auckland St., and a depth of half
the depth of said Lot 17.

With reference to the above property which was recorded
in the New Westminster Land Registry Office, May 3rd, 1945, we
attach herewith the following documents in connection therewith.

1. Copy of application number 186646-E, dated May 3rd,
1945, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 186647-E, dated May 3rd,
1945, registering the property in the name of Thakar
Singh (Deed).
3. Duplicate of Transmission dated October 3rd, 1944.
4. Duplicate of Deed dated April 24th, 1945 - Secretary of
State to Thakar Singh.
5. Certificate of Indefeasible Title No. 186647-E, dated
May 23rd, 1945, covering the above property in the
name of Thakar Singh.

Please refer to our Memorandum of October 27th, 1944.

DAC:JS
Atch.



Teijiro BABA, Reg. #08168
New Denver, B. C.

March 6, 1946.

Protection Dept.,
Office of the Custodian,
Vancouver, B. C.

Dear Sirs:-

Attention Mr. W.J. Iverson,
File No. 7869 & 2514

EVACUATION SECTION	
Rec'd	MAR 11 1946
File No.	7869/2514 7837
Ans.	
Referred	Jackson
7869 out before	

In reply to your letter of February 23, in connection with personal effects of Mr. Shinahei TAKAGI, Reg. # 08184, I wish to say that I knew Mr. Takagi did leave some of his belongings in the room he occupied, but I have no knowledge of the contents or of what became of them.

In another room of the house, I left household goods of my own. I was notified later that these articles were sold by you, but I have not received any details of the sale. I shall be glad if you will send me full particulars.

Yours truly,

Teijiro Baba

T. Baba, Reg. #08168.

Note that the majority of Mr. & Mrs. Baba's chattels were stored in one room. In letter dated Feb 19, 1942, on claim file, Mrs. Baba states in "a small room." List of all chattels attached hereto.

See Chattel Summary & schedule attached.

Please file 7837 51-8-8

7837
7869
2514

March 14th, 1946.

Mr. Teijiro Baba,
Registration No. 08449,
New Denver, N. C.

Dear Sir:

We acknowledge your letter of March 6th, 1946 and note your remarks as the effects of Mr. Shinichi TAKAGI. There is nothing on our file nor on yours or your wife's to indicate in what part of the house at 1007 Oakland Street these goods were left, however. We removed and sold to the account of your wife, Mrs. Helen Baba, all the effects that could be found, and we attach a list of the items.

Some of these items may have been Mr. TAKAGI'S. We may point out that when you left the Coast the property was leased by Mrs. Helen Baba with your approval, the lease to include furniture and it may be that some of Mr. TAKAGI'S furniture was included. Although, your lease included certain items of furniture this is not consistent with the fact that the house was leased furnished.

We note that Mrs. Baba's declaration mentions a washing machine, an electric clock, electric plate and an electric iron. These items were not found and we would like you to let us know whether they were shipped to you by the Department of Labor or if you took them away with you.

After looking over the list of effects sold will you kindly let us know if any of these are the property of Mr. TAKAGI.

Yours truly,

E. J. Iverson,
Protection Dept.

WJ:DP
Encl.

A. N. MacIntosh
R. K. Chapman

Telephone 88
P. O. Box 980



A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE
RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.

March 27, 1946.

W. J. Iverson, Esq.,
Protection Department,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: File No. 7837, 7869, 2514
Teijiro BABA, Reg. 08449.

Mr. Naranjan Singh has asked us to reply to
your letter to him of the 15th inst. regarding furniture
left at 1023 Auckland Street. These items of furniture
were all very old and practically useless and were thrown
out in 1942.

Yours very truly,

A. N. MacINTOSH, LTD.

A. N. MacIntosh
President.

AMM/BT

Mr. Hunter

*Supermade
for 7869.*

EVACUATION SECTION	
Iss'd	MAR 28 1946
File No.	7837/2869/2514
Ans.	28/3/46
Referred	<i>[Signature]</i>

2514 sub BABA

7837

January 23, 1947.

REGISTERED

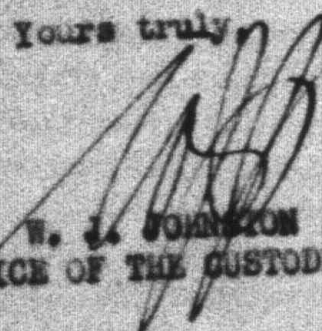
Mr. Teijiro BABA,
Registration No. 08447,
c/o Pigeon Timber Company,
Camp No. 72,
Neya, ONTARIO.

Dear Sir:

We are enclosing herewith our cheque for the
sum of \$734.97, which represents the total amount at
credit in your account with the Custodian.

Kindly acknowledge receipt of this remittance
at your early convenience.

Yours truly,


W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (1)

EVACUATION SECTION	
Rec'd	FEB 14 1947
File No.	2837
Ans.	
Refer to	Johnston

Region Timber Co
Camp 12
Kays Co.

Dear Sir,

Letter received #134 97 Thank you
very much.

Sincerely
Tigoro Baba

Pigeon Timber Co. Ltd.,
Camp 72,
Neys, Ont.,
February 25, 1948.

1837

Mr. A. Watson,
Secretary,
Japanese Property Claims Commission.

Dear Sir:

This is to acknowledge receipt of your letter of the
9th inst.

I have not been able to locate the statement of ac-
count sent to me by the Custodian, sometime in 1946. I
would appreciate a duplicate of the same.

All the other documents regarding my property have
been sent to the lawyer.

I trust that you will keep me informed as to any
further developments.

Yours sincerely,

Teijiro Baba
Teijiro Baba Reg 08449

File No. 7837

March 27, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Teijiro BABA
Registration No. 08449

Catalogue No. 633.

One Real Property only, being:

South Westerly quarter of Lot 17, Block 36,
Map 2620 having a frontage of 66 feet on
Auckland Street and a depth of half the depth
of said Lot 17 City of New Westminster.

Location: 1023-1025 Auckland Street, New Westminster, B. C.

Assessment:

Land.....	\$810.00
Improvements.....	1600.00
TOTAL.....	<u>\$2410.00</u>

Note: Vacant Land in New Westminster may be purchased
from the City for approximately one-half its
assessed value. There is no tax on Improvements
and land values are accordingly high.

Three offers received ranging from \$300.00 to \$1,600.00.

Sold for \$1,600.00.

Relative documents attached hereto.

WJJ/HMS

.....*W. Johnston*.....

File No. 7837
Reg. No. 08449

Tellico 5454	Debit	Credit	Balance
<u>Date</u>			
1942 July 14 October 29 November 25			
<u>Particulars</u>			
B. C. Telephone Co. - account paid	2.15	8.79	
15 wage tax refund	1.00		
Land Registry Office - Certificate of Encumbrance		145.00	
Rents collected	9.10		
Agent's commission	.65		
Drawing fees	19.95		
Water	7.70		
Plumbing	71.49		
Taxes 1942	65.75		
" 1943	8.12		
Freight charges	9.00		
Fire Insurance premium	18.75	375.00	
Rents collected	42.00		
Agent's commission	142.80		
Water	70.00		
Repairs	65.75		
Cheque to you		231.00	
Taxes 1944	31.50		
Rents collected	11.55		
Water	3.00		
Agent's commission		39.63	
Repairs		951.26	
Balance rents to date, net	60.00		
Credit re Sale of Property	4.50		
Cheque to you		75.00	
Fire Insurance premium			
Payments on Agreement for Sale \$67.80 & Int \$7.20	60.00		
Cheques to you - 2 @ \$30.00	21.11		
N. Highland Co. Ltd. - account paid		538.66	
N. Highland Co. Ltd. - account paid			
Pays. balance Agreement for Sale \$532.20 & Int \$6.46			
Registration fees	3.50		
Cheques to you 1 @ \$30.00, 1 @ \$60.00, 1 @ \$100.00 7 @ \$30.00	480.00		
Cheques to you 1 @ \$30.00, 1 @ \$60.00 1 @ \$100.00	734.97		
" 10 @ \$30.00, 1 @ \$60.00 1 @ \$100.00			
Cheque to you			
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Accounting Department - March 4th, 1945

NTL

File No. 7869
R.G. No. 06168

Latou Baba

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 January 27	Sale of 4 chairs \$4.00 less commission \$.40		\$ 3.60	
March 26	Proceeds Auction Sale		34.40	
			.07	
1946 August 10	Proceeds Auction Sale	36.07		
December 7	Cheque to you			
		<u>\$ 36.07</u>	<u>\$ 36.07</u>	

NIL

Accounting Department
March 25th, 1948

7837

April 1st, 1949.

Mr. Teijiro BABA,
Reg. No. 08449,
Camp 72,
Ways, Ontario.

Dear Sir:

Personal goods now in Custodian storage include

3 shannon files
2 boxes personal papers and pictures
Loose papers and pictures

listed in the name of T. Baba.

If these items belong to you and you wish to receive them, please inform the Custodian on or before the 15th day of May, 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, photographs and other articles, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th day of June 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/ER
Enc. 1

10 Brookmount Rd.
Toronto, Ont.
April 15/49
File no. 7837

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

EVACUATION SECTION	
APR 19 1949	
File No.	7837
Ans.	
Referred	Johnston

Dear Sirs.

In reply to your letter of
April 1st. I would appreciate
very much if you would send
me those pictures to me.

One picture in particular is
of a man & wife (an enlarged picture)
and also all the smaller ones.

Yours Very Truly
Tiejio Baba
(Sam Baba)

Reg. # 88449

N.W.
Atchey
Lund

7837

June 1st, 1949.

Mr. Teijiro BABA,
Reg. No. 08449,
10 Brookmount Rd.,
Toronto, Ontario.

Dear Sir:

We are in receipt of your letter of April 15th, and in reply wish to advise that on May 31st, 1949, we shipped to you prepaid, via Canadian Pacific Express, two parcels containing goods which were in our storage.

When said parcels are received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in New Westminster. 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 unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/js

7837

June 23rd, 1949.

Mr. Teijiro BABA,
Reg. No. 08449,
10 Brookmount Rd.,
Toronto, Ontario.

Dear Sir:

Re: 2 Boxes of books and pictures belonging
to New Westminster Japanese Language School.

Please advise us by return mail as to whether or not
you wish these goods forwarded to you or state to whom they
should be sent.

The Custodian has closed his storage warehouse in
New Westminster and would appreciate an early reply.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/js

EVACUATION SECTION

Rec'd JUN 18 1949

File No. 713

Attn: Ishtar

10 Broadview Rd.

Toronto, Ont.

June 14/49

Office of the Custodian File 7837
Vancouver, B.C.

I received the parcel which you have sent me. But unfortunately you have sent me the parcel belonging to Mr. J. Bata of Columbia St. who is a different party from us, and are now residing at Chatham Ontario.

So will you kindly check and see if you have in your possession a personal property for J. Bata of 1123 Auckland St. and please forward the same. (Reg # 18449)

I shall forward the article sent to me by mistake to you.

Please let me know at your earliest convenience. Thanking you.

Yours very truly,
J. Bata.

EVACUATION SECTION	
Rec'd	JUN 28 1949
File No.	7837
J. H. H. H.	

Office of the Custodian
Vancouver, B.C.

BROOKMOUNT R.D.
10 Brookmount, R.D.
Toronto, Ont.
June 27/49

Received your letter of June 23rd and
would appreciate very much if you will kindly
send me the articles mentioned from the Japanese
Language School.

Also I mailed a letter to you before
stating that you have sent me an parcel
the belongings & goods belonging to a different
Mr. Baba. And asked if you will
locate the articles belonging to a Mr. I. Baba
of (former) 1023 Auckland St. New Westminster B.C.
and forward the same. And please advise us
what I should do with the articles sent to me
by mistake.

Thanking You. - I remain

Yours Very Truly
Teijiro Baba

Reg. No. 08449

THIS INDENTURE

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

In Pursuance of the "Short Forms of Leases Act"

Between

HATSU BABA (Wife of TEIJIRO BABA) of 1023 Auckland Street, City of New Westminster, Province of British Columbia.

hereinafter called the "lessor" of the FIRST PART; and

NARANGAN SINGH (Millworker) of 1023 Auckland Street, City of New Westminster, Province of British Columbia.

Hereinafter called the "lessee" of the SECOND PART:

WITNESSETH, that the said lessor doth demise unto the said lessee, his executors, administrators and assigns, ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of New Westminster in the Province of British Columbia, more particularly known and described as follows:-

Dwelling being No.1023 Auckland Street, being on the front of the South-Westerly Quarter of Lot Seventeen (17). Block Thirty-Six (36), Map 2620; having a frontage of 66 feet on Auckland Street and a depth of half the depth of said Lot Seventeen (17).

The following furniture is left in this Duplex house and is included in the rental and must be returned to the Lessor at the expiration of the Lease in good condition.

1 Kitchen Stove	3 rooms carpet
1 Heater Stove	11 Shades
1 Wardrobe	7 Curtain Rods
4 Dressers	Ice Boxes
Big kitchen food wood cabinet	1 Big Dresser Mirror
3 Big Tables	1 Map worth \$7.50.

One room in this house is reserved for the storage of furniture.

"Furniture is stored in 3 rooms of 1023 Auckland St. Mr.Noble has the keys.RBW"

962 - 5

EXHIBIT No.

DATE 21 Apr 1948

FILED BY Chernick

From the Eleventh day of May one thousand nine hundred and forty-two for the term of One Year thence ensuing.

YIELDING therefor during the said term the monthly rent of EIGHTEEN.... xx/100 dollars (\$18.00) of lawful money of Canada, payable on the following days and times, that is to say: On the ELEVENTH day of Each and Every month.

These rentals are payable at the office of A. N. MacINTOSH. Ltd., 28 Lorne Street, New Westminster, B.C.

"Owner pays water. See McIntosh's ltr. Aug. 11/44"

THAT the said lessee covenants with the said lessor to pay rent; AND to pay rates for water electric light, gas and telephone.
AND to repair; AND to keep up fences; AND not to cut down timber;
AND the said lessor may enter and view state of repair, AND that the said lessee will repair according to notice.
THAT the said lessee will not use premises as a shop.
AND will not assign without leave. And will not sub-let without leave.
AND that he will leave premises in good repair.
AND that he will not carry on any business that shall be deemed a nuisance on the premises.

It is understood and agreed that the Lessee will have the privilege of renewing this Lease from year to year for the duration of the War at the same rental payable on the same dates.

"See ltr of A.N.McIntosh Ltd. (June 27/42.

"10/8/44
Note
WJJ"

This arrangement was changed as follows:
'for a period of not more than one year and the lessor having the power to recover full claim on the property at any time by giving the lessee one month previous notice.'

PROVISO for re-entry by the said lessor non-payment of rent, or non-performance of covenants.
PROVISO for re-entry on seizure or forfeiture of the said term.
THE said lessor covenants with the said lessee for quiet enjoyment.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the lessee or if the lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term granted be burned down, or damaged by fire, or tempest, so as to render the same unfit for the purpose of the lessee then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury sustained and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the lessor have been rebuilt or made fit for the purpose of the lessee.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the said lessee shall hold over after the expiration of the term hereby granted and the lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

IN WITNESS WHEREOF, the said parties hereto have hereunder set their Hands and Seals.

SIGNED, SEALED AND DELIVERED
in the presence of
Signature of Witness
A.N.McIntosh
Street Address New Westminster, B.C.
City or Town
Occupation of Witness A Notary Public
in and for the Province of British
Columbia

"H. Baba"

"Narangan Singh"

"Lease signed by wife, Hatsu BABA but approved in letter to us written by Teijiro BABA. WJJ"

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

June 16, 1948

M. A. M. A. S.
J. M.

Mr. Good

MEMORANDUM

December 7/49.

Re: Tellico BABA - Case No. 962.

The following figures were received from your department:

Auction \$228.25 for \$52.10 changed to \$167.00 for \$40.50
Missing \$261.80 " " \$438.55

See revised chattel analysis on case file 962. Revised recap as follows:

Claiming \$169.55 Sold at Auction \$40.50
" 4.00 " by Tender \$4.00
" 42.00 Decl. not found
" 427.50 Not acct. for theft, etc.
\$643.05

Feb. 25/43,

Letter from A.N. MacIntosh, Ltd., Agent, enclosed list of furniture stored at 1023 Auckland Street, which we have presumed was their inventory and the revised analysis has been made out accordingly.

As stated on analysis, boxes of sundries amounting to \$12.75 were sold at auction and this amount has been added into the junk auction sales. It is quite possible that these boxes contained some of the chattels for which the Japanese has filed claims. If this is the case there should be a reduction in the Not Accounted for column.

Certain items of furniture which were left in Harenja Singh's care when property was leased to him were not recovered according to our file. Letter from A.N. MacIntosh, dated March 27, 1946, states "Mr. Harenjan Singh has asked us to reply to your letter to him of the 15th inst. regarding furniture left at 1023 Auckland Street. These items of furniture were all very old and practically useless and were thrown out in 1942". Mr. Iverson replied March 29, 1942.... "Would you kindly ask Harenja Singh whether he obtained the permission of Mrs. BABA and/or the Custodian to do this and whether he notified the Custodian in writing that he was so doing." No reply on file.

July 6, 1948.

PERSONAL PROPERTY MEMORANDUM

Re: (Mr.) Teijiro BABA, Reg. No. 08449
and Matsuo (Mrs. Teijiro) BABA, Reg. No. 08168.

Date of Evacuation:

Mr. BABA March 11, 1942.
Mrs. BABA - May 11, 1942

JP Declaration Forms:

Mr. BABA - (date) May 6, 1942.

Signed by Mrs. BABA on his behalf due to Mr. BABA's evacuation from the Protected Area. Mrs. BABA stated Mr. BABA owned Real Property but no chattels.

Mrs. BABA - (date) May 6, 1942.

Declared owning the following:

"A little household furniture, kitchen utensils, chinaware, carpenter tools, in the house at 1023 Auckland St., New Westminster, Beatty Washing machine, gramophone & 150 records, electric clock, 2 kitchen stoves, electric plate, electric iron."

Mrs. BABA leased 1023 Auckland Street, New Westminster, to Mr. Haranjan Singh on May 11, 1942, and included the following effects therein:

"1 Kitchen Stove, 1 Heater Stove, 1 Wardrobe, 4 Dressers, Big kitchen food wood cabinet, 3 Big Tables, 3 rooms carpet, 11 Shades, 7 Curtain Rods, Ice Boxes, 1 Big Dresser Mirror, 1 Map worth \$7.50."

Mr. BABA approved the Lease in letter dated July 19, 1942. The Lease stated one room was to be reserved for storing chattels.

Mr. Haranjan Singh continued to rent 1023 and also 1025 Auckland Street until the property was sold in August, 1945.

On March 15, 1946, we wrote Mr. Haranjan Singh as follows:

"Certain items of furniture were left in your care by the subject Japanese when he leased his property at 1023 Auckland Street to you. This property has now been sold to Thakar Singh and our file does not show full recovery of these items.

Will you please advise us if you still have any effects belonging to Teijiro BABA in your possession."

On March 27, 1946, Messrs. A. H. MacIntosh, replied as follows:

"Mr. Haranjan Singh has asked us to reply to your letter to him of the 15th inst. regarding furniture left at 1023 Auckland Street. These items of furniture were all very old and practically useless and were thrown out in 1942."

Mr. Shinabei TAKAGI, Registration No. 08184, who was repatriated to Japan on August 2, 1946, occupied a room at 1023 Auckland Street, New Westminster and declared owning the following chattels left at that address:

"1 chest of drawers, 1 closet, 1 bed, 1 mattress, 1 kitchen stove, 1 kitchen cupboard containing kitchen utensils and chinaware, 3 chairs."

The above goods appear to be similar to some of the items now claimed by Mr. BABA.

On March 6, 1946, Mr. BABA wrote as follows:

"In reply to your letter of February 23, in connection with personal effects of Mr. Shinabei TAKAGI, Reg. #08184, I wish to say that I knew Mr. Takagi did leave some of his belongings in the room he occupied, but I have no knowledge of the contents or of what became of them.

In another room of the house, I left household goods of my own. I was notified later that these articles were sold by you, but I have not received any details of the sale. I shall be glad if you will send me full particulars."

File Nos. 7837
7869

July 6, 1948.

On August 9, 1943, Mr. BABA requested that the following goods be shipped to him at New Denver, B. C.:

"Kitchen utensils of all kinds-especially aluminum, 4 iron pots etc. Dinner ware all (dishes, saucers etc.) Mixing bowls too.
Electric Washing Machine
Gramophone - Record album - all
Electric Alarm Clock downstairs of the owners house.
Gallons made of clay or so want them all
Dolls in a wooden box
Gasoline or kerosene container - daily utensils required too.
Sink washer - scrubber brush form all of them."

Mr. MacIntosh advised us that all of the goods were shipped to Mr. BABA.

On September 27, 1943, a further shipment of 2 iron pots (dutch oven) 3 tea kettles, 1 aluminum pot and lid, was made by the B. C. Security Commission.

In acknowledging receipt of certain items in letter dated February 26, 1945, Mr. BABA stated as follows:

"We have chinaware and glassware buried in the woodshed behind our house. Please lift the board at the marked spot (in drawing) and forward the mentioned articles."

We replied on March 2, 1945, in part, as follows:

".....our representatives made a careful search in this place, and after digging down about twelve inches, were unable to find anything hidden in the ground. As a matter of fact the whole area of the woodshed was gone over in case you had forgotten the exact spot."

We were not advised that these items were hidden until almost three years after Evacuation.

In reporting on the house in which the chattels were stored and left for the use of the tenant, Mr. Haranjan Singh, Mr. A. N. MacIntosh, President of A. N. MacIntosh, Limited, stated in his letter of August 22, 1942, as follows:

"When the Tenant saw the condition of the house he refused to move in. We had Mr. Annandale look over the place and we certainly found it in a terrible state. On taking the matter up with Baba, he asked us by letter to allow the Hindu one months rent for cleaning up the place."

WJJ/HMS

.....

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

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Port William, Ontario,
April 21st, 1948.

IN THE MATTER OF THE CLAIM OF
TEIJIRO NARA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

S.M. CHERNIACK, Esq.,

appearing for the
claimant.

A. WATSON, Esq.,

Secretary.

H. SHIGARU, Esq.,

Official Interpreter.

MARK H. PEARCE, Esq.,

Official Reporter.

30

2
T. Baba,
In Chf.
Discussion.

TELJIBO BABA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. CHERNIACK: My lord, this claim is one of those that was sent in from a place where there was no Commissioner available. I don't know what practice you have adopted. It is signed, but I believe in the wrong place.

THE COMMISSIONER: Have him sign it afresh and I will take the declaration.

10 MR. CHERNIACK: There is an amendment, my lord.

THE COMMISSIONER: Let us have the amendment first.

MR. CHERNIACK: Total value of the real property, \$3500.00. The sale price is correct; the net loss is \$1900.00, and the chattels, my lord, \$643.05; the credit, \$56.10; and the loss \$586.95. The total loss, therefore, is \$2,486.95.

THE COMMISSIONER: I take it you are a commissioner, Mr. Hunter, for the Province of Ontario?

MR. HUNTER: Yes, my lord.

20 THE COMMISSIONER: You better take this declaration then. I think perhaps you better have the Interpreter inform him of the amendments made before you swear him.

(Mr. Hunter takes declaration of witness, and witness signs claim form).

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, I show you two typewritten statements. Were these prepared in accordance with your instructions? A: Yes.

30 Q Are these your signatures? A: Yes.

Q Do you swear that the contents of these statements are the truth to the best of your knowledge and recollection? A: Yes.

MR. CHERNIACK: I file as Exhibit 1, my lord, the real estate statement.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: And on behalf of my learned friend I will file his appraisals.

(APPRAISALS MARKED EXHIBIT NO. 2).

10 Q Witness, have you received copies of appraisals from the Custodian's office by registered mail? My lord, on behalf of my learned friend I file appraisal affecting 1023 and 1025 Auckland Street, dated April 27th, 1944, and attached thereto a letter dated July 6th, 1944, both from the Westminster Trust Company. It is one appraisal with two buildings on it, and there is a second appraisal, dated June 30th, 1944, affecting the same properties of Goulthard, Sutherland & Company.

20 Exhibit 1, my lord, sets out that the property consisted of two buildings: One a duplex and one a house, a two storey house. The claimant, when he purchased the property, in 1933, paid \$1200.00, my lord, at which time the duplex, No. 1023, was on the land. It is not clear on the exhibit. It looks like two sets of figures under the cost price.

THE COMMISSIONER: Yes.

MR. CHERNIACK: He himself in 1934 erected a house at
30 the rear, No. 1025, and estimates the total cost

T. Babe,
In Chief.
Discussion.

10 at \$1800.00, in addition to which he states the
Custodian spent \$142.80 after evacuation on special
repairs. This is a fair residential locality for
working people. The front building is old. He
had replaced the foundation posts of the front
house and the foundation was solid and had not given
away when he was evacuated, and there was no sagging
or unevenness of floors. This house was not dilapidat-
ed, but was in fair repair when he left. The rear
house was of fair construction for the locality.
Papering was in good condition when he left, and the
roof was in good shape. It was only 7 years old.
He says he understands that the Custodian later re-
roofed the kitchen portion. Your Lordship will note
that the rents are set out as \$27.00 per month
plus his own suite or a total of \$36.00 per month
which was subsequently rented by the Custodian for
\$33.00, and on the basis of his opinion which is
supported by the rent received, he submits that the
20 value of the property was at least \$3500.00.
May I ask my learned friend to advise your Lordship
of the assessment?

MR. HUNTER: The note I have, my lord, shows the land
at \$810.00 and the improvements at \$1600.00, making
a total of \$2,410.00.

THE COMMISSIONER: In 1942?

MR. HUNTER: It doesn't say, my lord, that is just what
I am trying to check at the moment. However, I see
in 1944 the same amount is assessed. Whether that
30 is taken from the 1944 tax bill, I don't know.

5
T. Raba,
In Chm,
Discussion.

THE COMMISSIONER: It probably would not be later than 1944, in any case.

MR. CHERNIACK: I have in my possession two insurance policies, showing that each property had been insured by the claimant at \$1500.00 for each of the buildings. I don't think your Lordship would like them filed as exhibits.

THE COMMISSIONER: You don't question the fact, Mr. Hunter? I take it that so much insurance was being carried.

10 MR. HUNTER: No, my lord.

MR. CHERNIACK: I will file as Exhibit 3, my lord, the personal chattels statement.

(STATEMENT MARKED EXHIBIT NO. 3).

MR. CHERNIACK: On behalf of my learned friend I will file his analysis as Exhibit 4. In preparing Exhibit 3, my lord, we found that the claimant had set values opposite the chattels based on the present replacement value, and you will find, therefore, that we have substantially reduced the amount. Exhibit 3 sets out the full statement of the chattels claimed, and although there is no total your Lordship will find that these figures now correspond with the pencilled notations on the analysis sheet.

20 THE COMMISSIONER: I understand that neither of the appraisers are very complimentary about the condition of this place.

MR. CHERNIACK: I didn't see anything there that I would take to be complimentary, my lord.

30 THE COMMISSIONER: At what price did the property sell

again?

MR. HUNTER: \$1600.00, my lord.

THE COMMISSIONER: And that was in 1944, was it not?

It must have been after these appraisals?

MR. HUNTER: August 25th, 1944, my lord.

THE COMMISSIONER: Yes.

MR. CHERNIACK: Exhibit 3, my lord, sets out the chattels individually, showing the time of purchase, price paid, and the estimated value at date of evacuation. It sets out that all of these goods claimed with the exception of those included in the lease to Singh were stored in one room in the upstairs of the house, No. 1023 Auckland Street. The room door was locked and the key given to the Custodian. He apparently wrote to the Custodian about his brother's framed picture and asked him to forward it to him. The Custodian answered that he couldn't locate it. The remarks of the Custodian in Exhibit 4 in relation to the chinaware is that the chinaware was hidden and never found. The claimant states that it is not the chinaware that was buried behind the woodshed. No claim is being made in respect to the buried chinaware and silverware. As to the three carpets, (linoleum), they were set out in a list which his wife handed to the Custodian's representative when her J.P. form was typed, and she declared both the realty and chattels as he was then in a road camp. The three carpets (linoleum) are also listed in the lease dated the 11th of May, 1942, of his property (and certain of the

7
Ti Baba,
In Chief,
Discussion.

chattel) at 1023 Auckland Street, New Westminster,
B.C., which lease was given to the Custodian.

Perhaps I should ask my learned friend to file
the lease.

THE COMMISSIONER: To what end?

MR. CHERNIACK: To show that the Custodian having had the
lease was fully aware of these rugs having been
declared.

10 THE COMMISSIONER: Are you contending that any of these
chattels were not declared?

MR. HUNTER: I think we will claim that.

THE COMMISSIONER: So far as the carpets are concerned,—
well, put your lease in then. Is that lease by
the Custodian or the claimant?

MR. CHERNIACK: By the claimant.

Q Witness, is this the lease which you completed with
Naranjan Singh?

MR. HUNTER: I think it was his wife that did that.

MR. CHERNIACK: Q: Is this your wife's signature?

20 A Yes.

MR. CHERNIACK: I file as Exhibit 5 the lease dated
May 11th, 1942, between Hatsu Baba, wife of
Teijiro Baba, and Naranjan Singh.

(LEASE MARKED EXHIBIT NO. 5).

MR. CHERNIACK: And I would like to draw your Lordship's
attention to the fact that one of the clauses of
the lease recites the following furniture as
left in this duplex, and is included in the rental
and must be returned to the lessor at the expiration
30 of lease in good condition; and included in that

8
T. Baba,
In Chief.
Discussion.

list is the item "3 rooms carpet"; following that list is a notation, "One room in this house is reserved for the storage of furniture", and there is a pencilled notation on this lease stating that the furniture is stored in three rooms of 1023 Auckland Street and that a Mr. Noble has the keys, and the initials are "R.B.H."

THE COMMISSIONER: A copy of the ^{lease} ~~list~~ was furnished to the Custodian?

10 MR. CHERNIACK: The original lease was furnished to the Custodian and attached to, or forming part of the lease, is a letter from the claimant to the Custodian dated June 19th, 1942. That is a month after the date of the lease. The letter reads, "Dear Sir: I have at hand your letter of June 13th in regards to the terms of lease drawn up by my agent, Messrs. A.H. McIntosh and signed by my wife.

"The terms of lease is quite satisfactory except for one part regarding the period of lease.
20 I wish it to be: ifor a period of not morethan one year and I having the power to recover full claim of the property at any time by giving the lessee one month previous notice." Please make this change.

"Please forward the revenue of this property to my wife.

"Thanking you; I remain."

MR. CHERNIACK: May I ask my learned friend to produce the letter dated June 13th, which he had sent to
30 the claimant? It is our submission, my lord, that the

2. Adu.
In Chief.
Discussion.

Custodian, by taking over the lease and by being fully aware of it, assumed responsibility of the goods.

THE COMMISSIONER: In any case, he had notice of their presence.

MR. GREENBLADE: Yes, my lord. This letter, my lord, which is referred to in a reply by the claimant, is sent from the office of the Custodian to the claimant on June 13th, 1942, and reads, "In connection with your property at 1023 Auckland Street, New Westminster, we have received a lease drawn up by your agent Messrs. A.H. McIntosh Limited and signed by your wife, Hatsu, leasing this property to one Harenjan Singh for a period of one year from May 11, 1942, at a monthly rental of \$18.00. Will you please confirm if this is satisfactory to you and if it is in order to pay the revenue of this property to your wife?"

(LETTER MARKED EXHIBIT NO. 6).

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted, my lord, that the personal property sold was sold for its fair market value. It is further submitted, my lord, that the personal property was left in the custody of some person other than the Custodian, and that only the property that came under the control and management of the Custodian is subject to claim, and comes within the terms of reference.

30

It is submitted that the personal property

T. Baba,
Discussion.
Cross-Exam.

not sold by the Custodian and claimed is exorbitant.

CROSS-EXAMINATION BY MR. HUNTER:

Q Is this your signature? That is your signature by your wife, is it? That is a form made out on your behalf by your wife, is it not?

THE COMMISSIONER: Will you conduct your conversation in Japanese so the people in the back of the room may hear you?

10 MR. HUNTER: Q: I am merely asking him if that form was made out on your behalf by your wife?

A I don't know.

Q Do you know your wife's signature? Is that your wife's signature on both of these forms?

A Yes.

Q These are two forms, both made out by your wife? They are both of even date; one is made out by his wife on behalf of the claimant, on behalf of Mr. T. Baba, and the other one is hers. She shows no chattel on his behalf, and the fact of the whole thing is, it is her J.P. form that shows any personal property. Did you authorize your wife to make a declaration as to property on your behalf?

20

A No.

Q Did you ever make a declaration as to your property?

A No.

MR. HUNTER: I don't suppose there is much point in filing that one on his behalf, but I do suggest the one of the wife should go on file.

30 THE COMMISSIONER: In view of his answer, isn't the

T. Baba,
Cross-Exam.
Discussion.

evidence to the effect that no declaration has been made on his behalf?

MR. CHERNIACK: I submit the evidence will show that no declaration was made with his authority and may yet have been made on his behalf.

THE COMMISSIONER: I don't want to put the Government in the position of taking any advantage of any technical situation which may have arisen. Is your cross-examination of any length here, Mr. Hunter?

MR. HUNTER: I don't think it will be very long, my lord.

THE COMMISSIONER: Do you think it might be wise to let his counsel discuss the situation with him before you proceed with your examination?

MR. HUNTER: It might be, my lord.

THE COMMISSIONER: Very well, I will recess for 10 minutes and that will give you an opportunity to discuss the situation with Mr. Cherniack.

(PROCEEDINGS ADJOURNED; AFTER SHORT RECESS
PROCEEDINGS RESUMED)

20

YELVING BABA, resumed the stand, testified further as follows:

THE COMMISSIONER: Yes, Mr. Hunter, are you ready to proceed?

MR. HUNTER: Yes, my lord.

I presume, in view of the claimant's denial of authority of anyone to make a J.P. form for him, we should file his wife's J.P. form.

THE COMMISSIONER: I think, in fairness to him, it should be done, and it is open to counsel to re-examine if

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12
T. Baba,
Cross-Exam.

he wishes to do so.

(J.P. FORM MARKED EXHIBIT NO. 7).

MR. HUNTER: While these letters may not be proof of the facts contained there, in my lord, I think they will certainly indicate the Custodian's attitude towards the question. One is addressed to Messrs. A.N. McIntosh Limited, and one to Messrs. Alfred W. McLeod, Ltd.,

10 THE COMMISSIONER: I will receive them, not in proof of the facts, but just for information in order that the claimant's counsel may bring out what evidence he desires relating to the contents of the letters.

MR. HUNTER: This is to A.N. McIntosh Limited.

"Dear Sirs: Re: Baba (Hatsu) Mrs. Teijiro.

We have received a lease given by the above party on property declared by her husband, Teijiro (Our file #7837) to Haranjan Singh for a monthly rental of \$18.00. We understand Baba wishes you to attend to the rental of the property.

20 In regard to the personal property which is not included in the lease, it will be necessary for you to see that these are safely secured and the key kept in your possession."

And a letter of the same date to Alfred W. McLeod, Ltd., re: Baba (Hatsu) Mrs. Teijiro.

"We are in receipt of your letter of June 1 returning JP form in connection with the above party as she has requested Messrs. A.N. McIntosh to handle her affairs. Please accept our thanks for your efforts on our behalf. Yours truly"2
30

(2 LETTERS MARKED EXHIBIT NO. 8).

MR. HUNTER: And the next letter is a letter from A.N. McIntosh, Limited, dated September 25th, 1942, to Mr. F.G. Shears, Esq., Assistant Manager, Office of the Custodian, Vancouver, B.C.

"Dear Sir: Re: File No. 7837 - T. Baba:

We have now rented the other part of 1025 Auckland Street to H. Singh at a total rental of \$15.00 for the house. He pays \$15.00 for 1023 Auckland Street and \$15.00 for 1025 Auckland Street from the 1st of October.

We have run into considerable difficulty with the plumbing at 1025 Auckland Street. We are enclosing a diagram of the house and it will show you the condition of affairs. No. 1023 is connected with a sewer, No. 1025 is connected to a cess-pool which is now filled and overflowing. The City health authorities were down this week and they state it will have to be attended to. We have had F.C. Lindsay, plumber, down to look it over and he states in order to connect up with the sewer on Auckland Street, it will cost \$75.00.

It seems as if this work will have to be done; otherwise, the property will have to be vacated.

We await your instructions in connection with this property."

And there is a diagram attached to this letter.

THE COMMISSIONER: That might be added to Exhibit 8.

MR. HUNTER: Very well, my lord. And another letter of October 14th, 1942, from A.N. McIntosh Limited,

T. Baba,
Discussion.

to the Custodian's Office.

"Dear Sir: Re: File No. 7637 - T. Baba.

With further reference to your letter of September 30th, may say if T. Baba has not forwarded you a cheque for the plumbing work required, the Hindu is quite prepared to advance this money on his rent account so that the work can be proceeded with.

10 The roof on the kitchen part of his house is in a terrible state. He simply has to have pans and dishes scattered over the floor to catch the water when it rains. This work should certainly also be attended to but it is going to cost in the neighbourhood of \$30.00 to re-shingle the kitchen part of the roof. He would also advance this money on rent but he would like to have the Jap's consent to it in the first place. Yours very truly."

THE COMMISSIONER: That also may be added to Exhibit 8.

MR. HUNTER: In view of the fact, my lord, that Exhibit

20 3, the personal property statement, has expanded the claim as originally made, the original analysis is fairly effective up to a certain point, but beyond that it is very difficult to give anything exact. It would obviously take some hours to go over the long list of tools and other furniture and silver and chinaware and arrive at some sound conclusion.

30 THE COMMISSIONER: That, perhaps, is a matter which you can deal with when putting in the Government's defence.

T. Baba,
Discussion.

MR. HUNTER: I think it would be, my lord, rather than give it in a dismal sort of fashion now.

THE COMMISSIONER: You may do so, but furnish a copy to the claimant's counsel and if the claimant's counsel disagree with the position taken by the Government he will be free to reply by affidavit, if he wishes to do so; a copy to be forwarded to counsel as well as to the Secretary.

10 MR. HUNTER: I think it will be noted, my lord, that the kitchen stove, which is the largest item on there, was one of the items included in the lease.

THE COMMISSIONER: He is claiming \$75.00.

MR. HUNTER: Yes, my lord, there were a number of items included in that lease which was filed as Exhibit 5, and I think the question of possible deterioration comes in there.

MR. CHERNIACK: Yes.

MR. HUNTER: There are no further questions, my lord.

20 THE COMMISSIONER: Mr. Cherniack, you have got certain information, particularly in Exhibit 5. If you wish to re-examine on the facts set out in these letters, you are free to do so. Perhaps you prefer to leave it to have some further evidence adduced at a subsequent time.

MR. CHERNIACK: My lord, as to the letters, there is only the matter of argument, and this is not the place for it. I do not think there is any further evidence to be brought out except that which my learned friend will bring in support of some of the exhibits he has filed in that connection. The only thing left
30

T. Baba,
Discussion,
Re-Direct Exam.

for me to do is to carry forward the discussion which my learned friend had in regard to this J.P. form. I would like your permission to read into the record the items set out in the lease. It is just a short list.

THE COMMISSIONER: Very well.

MR. CHERNIACK: That will be from Exhibit 5. The chattels included in the lease are: "1 kitchen stove, 1 heater stove, 1 wardrobe, 4 dressers, 10 big kitchen food wood cabinet, 3 big tables, 3 room carpet, 11 shades, 27 curtain rods, ice-boxes, 1 big dresser mirror, 1 map worth \$7.50;"

RE-DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Baba, when did you leave Vancouver?

A March 11th, 1942.

Q And where did you go? A: Blue River.

Q When did you leave at home?

A I left my wife and 8 children at home.

20 Q Was your wife left in charge of whatever you had there? A: Yes.

Q Were you ever requested to fill out a J.P. declaration form such as you were shown by Mr. Hunter, a form of this nature? A: I don't know. My

wife had to leave the protected area when I was leaving for the camp, so I never left instructions with my wife what to do with the property and after I met my wife later I heard she had to fill these forms out.

30 Q Were you ever asked to fill out a form of this

nature?

A: No.

Q Has your wife reported to you what she did
in filling out the form?

A I heard it when I met the wife.

Q Were you satisfied with what she did for you?

A Yes.

MR. CHERNIACK: Thank you, my lord.

THE COMMISSIONER: Any further questions, Mr. Hunter?

MR. HUNTER: No, thank you, my lord.

10 THE COMMISSIONER: That is all; thank you, Baba.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and
accurate transcript of the proceedings herein.

Mark H. Pearce
"MARK H. PEARCE"
Official Reporter.

Land & Bldgs. in New West
Chattels
Fort William, Ontario.
21/4/48

DEFENCE BRIEF

Tetsuro BABA

File No. 7837

Case No. 962

REAL PROPERTY CLAIM

South Westerly $\frac{1}{4}$ of Lot 17 Blk 36 Map 2620 having a frontage of 66' on Auckland Street and a depth of $\frac{1}{2}$ the depth of said Lot 17 City of N. W. 1023, 1025 Auckland Street, New Westminster, B.C.

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
3500.00	2410.00	1770.40 (Coulthard) 1500.00 (R. Alstead)	1600.

Appraised by: (1) F. H. Coulthard
(2) R. Alstead

Advertisement under Cat. #633 brought the following offers:

\$300. 25/4/44 Naranjan Singh	Rejected
\$600. 30/5/44 Naranjan Singh	"
\$1000. 18/7/44 A.N. MacIntosh (as Agent)	"
\$1600. 1/8/44 Thakar Singh	Accepted as of 25/8/44.

PERSONAL PROPERTY CLAIM

Total Claim \$643.05

228.25 sold at auction for 52.10
15.00 sold by tender for 4.00
23.00 no record at any time.
281.80 no account, theft, etc.
20.00 stored
75.00 abandoned

643.05

See new Analysis and report filed at front of Claim analysis.

Submissions:

- (1) Chattels sold brought fair market value.
- (2) Chattels were left in custody, etc. of some person other than the Custodian, etc. etc.
- (3) Claim for chattels not sold is exorbitant.

Witnesses:

R. M. Anderson) Custodian Agents at Vancouver and Surrey Auctions.
Mr. Wills)
Trapp Motors: Appraised and sold chairs for which claimant claims \$15.00.
Mr. Iverson: Abandoned goods, etc.
Mr. A.N. McIntosh: Claimant's agent at evacuation and later Custodian agent to handle real property and chattels.

HAI/mw

Name of Claimant

BABA, Teijiro

Case

962

Custodian File

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REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
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		
		1500.	150.	80.00 21.50						261.50
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
187.00	40.50	12.15	24.25%	438.55	106.55	4.00	.48	118.90		
TOTAL RECOMMENDATION										380.40

7837

November 3rd, 1950.

Mr. Teijiro BABA,
10 Brookmount Road,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 962

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 ... **\$380.48.**

Cheque in your favour is enclosed for **\$380.48**
and we have paid the Co-Operative Committee .. **\$11**
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.