

8005-

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 8015

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: TAKASAKI, Miyuki

HOME ADDRESS: 1059 Burnaby St., Vancouver, B.C.

REGISTRATION NUMBER 00156 SEX: Male AGE: 46

OCCUPATION: Grocer, 'Sunny Side Market' 1198 Davie Street, Vancouver.

(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: Myself.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Susan. 8294 No Claims 21-12-46

ADDRESS OF WIFE OR HUSBAND: 1059 Burnaby St., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: Miyeko (F) 8/15/47 Ayako (F) 8/5/48 Snizuto (M) Sumie (F) Tasnie (F) Hideo (M) Yukio (M)

ADDRESS OF CHILDREN: 1059 Burnaby St., Vancouver, B. C.

AGE OF CHILDREN: 18 yrs., 17 yrs., 14 yrs., 12 yrs., 11 yrs 9 yrs. 6 yrs.

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

1. LOCATION AND DESCRIPTION: Title No. 68574K, Lot 28, Block 60, D.L. 181, Group 1, N.W.D., Plan No. 196, Vancouver. (161 East Hastings) 51st premises

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) Store building (brick) 25' x 30', Living quarters at back another 20' (Frame) (2) Houses 18' x 20', and 18' x 20', frame. (3)

3. INSURANCE (Give particulars; state where policies are) On Store \$1000.00, Lumberman's Ins. Co. Vancouver, expiring Aug. 23rd, 1942. On Store Glass, Dom. of Canada General Ins. Co. Plate Glass Renewal Certificate No. 1005, expiring Mar 10th, 1945. On houses, \$500.00 each Lumberman's Ins. Co., expiring Aug. 23rd, 1944.

4. TAXES (Amount and where payable) About \$150.00 payable at City Hall, Vancouver. # 9-5287

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

Clear Title.

6. OCCUPANCY AND LEASES (If vacant so state) Rented store to Naearu Kikuta, at \$25.00 per month and water rate.

One house rented to Mrs. Sato, \$15.00 per month and water rate.

The other house occupied temporarily by friend. No rent paid.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land title in hand of Norris & MacLennan, Bank of Nova Scotia Building, 602 W. Hastings St. Vancouver
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: 1055 Burnaby St., Vancouver, B. C., 9 room
frame building.

2. LANDLORD'S NAME AND ADDRESS: Agent Kenneth Labron, 470 Granville St.,
Vancouver, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \$27.50 per month,
paid up to the end of May 1942.

4. STATE WHEREABOUTS OF LEASE: None

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Sending in list of furniture etc., to be left behind, on
Saturday morning May 21st.

1941 Chev. Sedan, in custody of Police, Hastings Park, Vancouver, B.C.

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) The following
people owe me money being loans to them. Sautoro Hinatsu \$1078.80.
Teshio Kikuta \$650.00, H. Shiohama \$78.00, R. Nishinura \$42.00, S. Oki
\$450.00, S. Kado \$200.00, H. Mori \$562.00.7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
5 shares of Capital Stock of Command Oils Ltd., Calgary Alberta.
\$50.00 War Bond, Maturing 1951, in my possession.8. BANK ACCOUNTS: Royal Bank, Davie St., Branch, \$2100.009. LIFE INSURANCE: \$1000.00, 20 yr. endowment, Sun Life Ass. Co. Policy
paid up. Beneficiary my wife Izumi TAKASAKI. Y.H.T.S. S.A.M. TAKASAKI
worth \$400.00 each. Prudential Life Ins. Co. Vancouver, Miyuki (myself.)10. INTEREST IN ANY ESTATES OR TRUSTS: None11. 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 7th day of May 1942.[Signature]
Witness

(Signature)

Miyuki Takasaki

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date 8/4/43

Cur File No. 8005

Full Name TAKASAKI, Miyuki
(Surname in Block Letters)

Registration No. 00156

Male - Female
(check)

Age 1896

Former Address 1059 Burnaby St., Vancouver, B. C.

Evacuated 29/5/42

Naturalized - Canadian-Born - National
(check)

Present Address P.O. Box 571
c/o Mr. O. Pennoyer, Grand Forks, B. C.

Married - Single
(check)

Name of Wife (1) Izumi (Dec'd)
(2) (INOUE) Susan - #11562

Name of Husband

Name of Mother Kinu (Dec'd)

Name of Father Katsutaro

Names of Children under 16 Ayako (F) 15; Shizuto (M) 13; Sumie (F) 11;
Toshie (F) 10; Hideo (M) 7; Yukio (M) 5; (All in Canada)

Requested by A.M.

Registered with Custodian Yes
(Yes or No)

Additional Information Grocer. (Owner)

File No. 8005

— SUMMARY —

December 21st, 1946

— REAL ESTATE —

Reg. No. 00156

Catalogue No: 117
Japanese Name: Miyuki TAKASAKI,
Civic Address: 761-3 East Hastings Street, Vancouver, B.C.
Legal Description: Lot 28, Block 60, District Lot 181, Plan 196, Vancouver, B.C.
Classification: Store Building and 2 Dwellings.

Registered in the name of: Miyuki TAKASAKI

Title: Clear, subject to 5 year lease.

Sold to: Luey Gan Jang for \$2600.00 Cash as August 22, 1944. He was allowed \$100.00 because he was not notified of store lease for 5 years prior to completing the deal. See our memo December 8, 1944 also our letter December 13, 1944 to Gibbens & Co.

Title delivered to: L.R. Maddaford (under written authority of purchaser) Jan 16, 1945. Certificate of Title No. 110730-L. Adjustments completed. Old Certificate reported with Morris & McLennan.

Funds released to account of: Miyuki TAKASAKI as Jan. 3/45

Chattels: Not involved.

Fire Insurance: Taken out in new owner's name on account of old policies expiring on August 23, 1944.

Plate Glass Insurance: Transferred to new owner.

Remarks: These premises were under the agency of Morris & McLennan, Barristers, who collected the rents and forwarded them to the Custodian for credit of Miyuki TAKASAKI. Under date of May 18th, 1942, H.D. Campbell, Chartered Accountant, made a full report of this property which was followed by a further report the following day. References May 18 and 19th, 1942. On the property are 1 Brick and 2 frame buildings. According to the above letters Morris & McLennan had been acting for sometime for TAKASAKI, and were allowed to continue. A lease on the Store was granted by TAKASAKI to Stephen Fee Yeasting and Him Wing Yuen for a term of 5 years from June 1st, 1942 as per copy of Lease on file. It is noted that at time of sale the existence of this Lease was not drawn to the attention of the purchaser prior to the sale and on that account it was necessary to allow him the sum of \$100.00 as compensation. See our letter December 13th, 1944 to Gibbens & Co.

(over)

SUMMARY - REAL ESTATE- continued
Remarks:

December 21st, 1946

On being advised of the sale of 761-3 East Hastings Street, Miyuki TAKASAKI wrote Mr. McLennan on the 5th February 1945 declaring the price obtained as "outrageous". We have copy of this letter on file.

TAKASAKI also objected to the sale price of his Automobile and Morris & McLennan in their letter of 26-3-43 wrote this office in respect to same, to which letter reference is made for details.

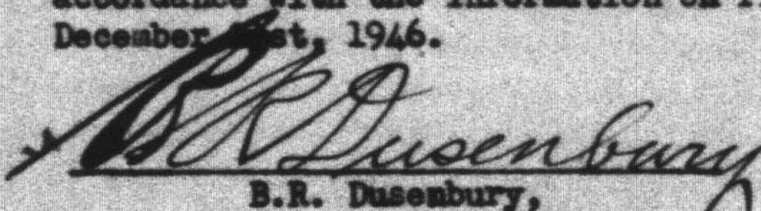
However notwithstanding these complaints he later by letter June 18, 1945 requested the entire sum of money to his credit here. Generally speaking Morris & McLennan, Barristers, disbursed from rentals the amount required from time to time for plumbing decorating, painting, etc. which amounted to something over \$100.00 during the administration period. The monthly rentals were \$49.00 when premises were fully rented. See memo August 7, 1944.

Assessed value 1944

Land -	\$1250.00
Improvements	<u>2000.00</u>

Appraisal - \$2300.00 (Harvey)
Sale price - 2600.00

The above Summary is certified to be in accordance with the information on file, December 21st, 1946.


B.R. Dusenbury,
Office of the Custodian.

Catalogue No. 117

File No. 8005

Japanese Name: TAKASAKI, Miyuki Reg. No. 00156

Civic Address: 761-3 East Hastings Street.

Legal Description: Lot 28, Block 60, D.L. 181,
Gp. 1, N.W.D., Plan 196.

Classification: Store & 2 living rooms - 761 E. Hastings
1 storey dwelling - 761½ E. Hastings
Dwelling - 763 E. Hastings.

SOLD

Registered in the name of: Miyuki TAKASAKI

Clear Title (but sold subject to 5 yr. lease to May 30/47)

SOLD to Luey Gan Jang for \$2600.00 (\$100.00 allowed purchaser
for not being informed of 5 yr. lease) as at Aug. 22/44.

Title delivered to L. R. Maddaford of P.C. Gibbens & Co. Ltd.,
Agent, on Jan. 16/45

1943

Mar. 8th

Aug. 18th

Memo re Claims

Memo re sale of car

REG. NO.		NAME		FILE NO.		
00156		TAKASAKI, Miyuki (Mrs)		8005		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Lumbermen's Insurance Co. of Philadelphia	<i>Assured - P.C. 19111</i> 7-5287	\$1000.00	<i>Transferred to new owner</i> Aug.	<i>July 23 1944</i> 23	<i>1944</i> 1944	Lot 25, blk. 60 D. L. 181, and being in rear of #761, on the north side of E. Hastings St. Van.
Lumbermen's Insurance Co. of Philadelphia	<i>Assured - P.C. 19111</i> 7-6437	\$1000.00	<i>Transferred to new owner</i> Aug.	<i>July 23 1944</i> 23	<i>1944</i> 1944	South portion of Lot 25, Block 60, #761 on the north side of East Hastings Street, Vancouver.
The Dominion of Canada General Insurance Co.	<i>Transferred to new owner</i> P.C. 19111	<i>Plate Glass</i> Glass	<i>Transferred to new owner</i> March	<i>July 10 1945</i> 10	<i>1945</i> 1945	#761 East Hastings Street, in the city of Vancouver, B.C.
Union Fire, Accident & General Ins. Co.	<i>Written in name of owner</i> 4034994	\$2,500.	Aug.	23	1947	761 E. Hastings St., Vancouver, B.C.

File No. 8005

— SUMMARY — December 21st, 1946

— FIRE INSURANCE —

Miyuki TAKASAKI,
Reg. No. 00156

Fire Insurance was taken out in name of new owner as the old policies expired August 23, 1944, the date of sale being August 22, 1944.

Plate Glass Insurance was transferred to new owner and policy delivered to L.R. Maddaford, Agent, as January 16, 1945. Return premium allowed Miyuki TAKASAKI \$1.73 in the adjustments.

The above Summary is certified to be in accordance with the information on file, December 21st, 1946.

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

REG. NO. 00156	NAME TAKASAKI, Miyuki		FILE NO. 8005	
ADJUSTED LUNG G. JUNG				
COMPANY Union Fire, Accident & General Ins. Co.	POLICY NO. 4034994	AMOUNT \$2,500.00	PREMIUM \$31.25	RATE — TERM 3 Yr. Aug. 23, 1947 EXPIRATION
PROPERTY INSURED \$1,500.00 on the 1 story, frame, rubberoid roofed Grocery Store & Apartment. 500.00 on the two story, frame, shingle roofed private dwelling. 500.00 on two story, frame, shingle roofed private dwelling.		LOCATION 761 E. Hastings St., Vancouver, B.C.		
LOSS PAYABLE Assured		INSURANCE AGENT P.C. Gibbons & Company		RENTAL AGENT
ENDORSEMENTS				

REG.
NO. 00156

NAME

TAKASAKI Miyuki

FILE
NO.

8005

ASSURED

Secretary of State of Canada, acting in his capacity as Custodian.

COMPANY
Dominion of Canada
General Insurance Co.

POLICY NO.

AMOUNT

PREMIUM

RATE

TERM

EXPIRATION

P. G. 19111 Plate Glass

\$9.45

3 yr

March 10, 1945

PROPERTY INSURED
Plate Glass

LOCATION

761 East Hastings Street, Vancouver, B.C.

LOSS PAYABLE

INSURANCE AGENT

RENTAL AGENT

Norris & MacLennan

ENDORSEMENTS

Transferred to New Owners - Lucy Gar Jang - 1979

December 21st, 1946

PERSONAL PROPERTY

Miyuki TAKASAKI,
Reg. No. 00156

CHATELS: On Page 2 of registration of Miyuki TAKASAKI dated May 7, 1942 is recorded the following:-

"Sending in list of Furniture etc., to be left behind, on Saturday morning May 9th,-

1941 Chev. Sedan, in custody of Police, Hastings Park, Vancouver, B.C."

In his letter of May 19, 1942 to which reference is hereby made, TAKASAKI in part says as follows:- "I have to advise that I am arranging to take most of this with me to Grand Forks; certain few pieces I have arranged satisfactorily for here in Vancouver". This has been regarded as taking care of his furniture and personal effects. However later certain chattels that were sold as per Auction sheets 14 and 15, were credited to Miyuki TAKASAKI and were subsequently transferred to the account of his brother Wataru TAKASAKI as per memo February 13, 1945 (Wilson). No further action was taken by the Custodian in regard to the chattels of Miyuki TAKASAKI.

**SPECIFIED
ARTICLES:**

As noted above Miyuki TAKASAKI referred to a Chevrolet Sedan Automobile as having been placed in custody of R.C.M.P. This automobile was subsequently sold for a net sum of \$873.02 and proceeds credited to his account on our books as December 28th, 1942. TAKASAKI protested the sale see letter 26-3-43 from Norris & McLennan on file.

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

**ACCOUNTS
RECEIVABLE:**

On Page 3 of registration of Miyuki TAKASAKI dated May 7th, 1942 is recorded under "Money owing to you" the following named accounts:-

1.	Shutaro HINATSU	--	\$1078.80
2.	Tashio KINUTU	-	650.00
3.	H. SHIOMI	-	78.00
4.	R. NISHIMURA	-	42.00
5.	S. OKI	-	450.00
6.	S. KADO	-	200.00
7.	H. DOI	-	562.00
	to which is added -		
8.	Canadian Food Distributors (from list of creditors)		357.64

A summary of the situation in respect to these accounts receivable is found in our letter dated Feb. 21, 1944. It is noted that No. 3. SHIOMI is reduced to \$66.00 and that a payment on account of No. 8. Canadian Food Distributors was received. The amount was \$4.47 as March 1943. On Sept. 6th, 1944 we wrote to Norris & McLennan in respect to No. 6 KADO, advising that he stated that he had not borrowed any money from Miyuki TAKASAKI. This information does not seem to have been given direct to TAKASAKI. The file does not reveal any further action

(over)

SUMMARY - PERSONAL PROPERTY--continued
Accounts Receivable.

File No. 8005

regarding these Accounts Receivable.

BONDS,
SHARES,
BANK ACCOUNT,
LIFE INSURANCE,

(On Page 3 of registration by Miyuki
) TAKASAKI dated May 7, 1942 is record-
(ed the following,-
)

BONDS, etc.

"5 Shares of Capital Stock of Command Oils Ltd. Calgary, Alberta.

"\$50.00 War Bond, Maturing 1951 in my possession".

BANK ACCOUNTS: Royal Bank, Davie St., Branch, \$2100.00"

LIFE INSURANCE:- \$1000.00 20 yr. endowment, Sun Life Ass. Co. policy
paid up. Beneficiary my wife Isumi TAKASAKI. Y.H.T, S.A. M. TAKASAKI
worth \$400.00 each. Prudential Life Ins. Co. Vancouver, Miyuki(myself)".

In addition to the foregoing, reference is made on the file to:-

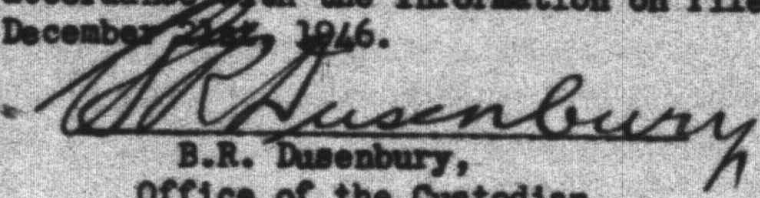
10 Shares of B.C. Purchasers Association and

21 Shares of West Coast Trading Co. Ltd., in January 1944, in
the name of Miyuki TAKASAKI.

As Bonds, shares, Bank account or Life Insurance did not vest with the
Custodian, no action was taken by this office in respect to them.

No other Personal Property of Miyuki TAKASAKI is revealed on the file.

The above Summary is certified to be in
accordance with the information on file,
December 22, 1946.


B.R. Dusenbury,
Office of the Custodian.

STATEMENT RE SALE OF:

Name: TAKASAKI, Miyuki

Catalogue No: 117

File No: 8005

Street Address: 761-3E Hastings

Reg. 00156

Legal Description: 28/60/181

Aug. 22/44

Date of Sale and Adjustments

Sale Price \$ 2,500.00

Real Estate Agent's Commission \$ 125.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~~~Unpaid taxes~~~~Mortgages~~~~Agreements & taxes~~~~Other charges~~

Adjustments:

Fire Insurance 1.73

Taxes 41.32

Water 8.36

136.50 \$ 2,567.41

2,414.91

Net Proceeds credited to your account

Date: February 1, 1945

Compiled by: George Peters

File No. 8005
Reg. No. 00156

MYRICK TAKASAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 12	Harris & McLennan - legal services Payment by H. Shlenski	\$ 35.00	12.00 ✓	
July 3	Taxes - 1942 on account	64.05	97.50 ✓	
July 15	Dividend Sam Oki Estate			
August 1	Balance 1942 taxes	54.39		
October 13	Fire Insurance premium Harris & McLennan - legal fees Water & scavenging	4.00 20.00 20.00		
November 26	Cheque to you	100.00	271.33	
December 12	Rents & Water collected Disbursements - commission, repairs, etc.	20.30	873.02 ✓	
December 28	Proceeds Car Sale <i>Auto</i>	100.00	4.47 ✓	
1943 March 27	Cheque to you Dividend Canadian Food Distributors			
June 29	1943 taxes	114.29		
August 5	Land Registry Office - Certificate of Encumbrance	1.00		
October 27	Cheques to you June to October - 6 @ \$100.00 each	600.00		
December 4	Rents collected Disbursements (commission, water, insurance, etc.)	131.35	595.66	
1944 April 21	Proceeds Auction Sale			
May 5	Proceeds Auction Sale			
June 27	1944 Taxes	115.12		
July 14	Rents collected Disbursements Water to 31st December	72.50 13.65		

{ 27.63 ✓ } *Transferred*
.82 ✓ } *" to 1000*

350.36

File No. 8005

<u>Date</u>	<u>Particulars</u>
1964 August 22	Balance rents to date (note)
	Credit re Sale of Property

<u>Debit</u>	<u>Credit</u>
	\$ 66.05
	2,414.91
<u>\$1,465.65</u>	<u>\$4,713.75</u>

CA \$ 3,248.10

Catalogue No. 117,
File No. 8005,
761-63 E. Hastings Street, Vancouver.
28/60/151.

December 22, 1944.

LUEY GAN JANG.

In Account with The Custodian of Enemy Property.

STATEMENT OF ADJUSTMENTS.

(as of Aug. 22/44.)

	DEBIT	CREDIT
Purchase Price	\$2600.00	
Cheque received		\$2600.00
Overpayment of purchase price		100.00
Amount of rents -		
Doucette - Aug. 22 to Aug. 31, 9/31 x \$8.55		2.48
763 Sept. 1 to Sept. 30)		
Oct. 1 to Oct. 31) 3 months @ \$8.55		25.65
Nov. 1 to Nov. 30)		
Yuen - Aug. 22 to Aug. 31, 9/31 x \$26.50		8.27
761 Sept. Oct. Nov. 30th, 3 months @ \$28.50		85.50
Yuen - Aug. 22 to Sept. 15, 24/31 x \$9.90		7.35
761 Sept. 16 to Oct. 15) 2 months @ \$9.50		19.00
Oct. 16 to Nov. 15)		
Registration fees on deed	9.70	
Insurance premium - 18.35 - \$9.45 (Expiry 10/3/45)	1.73	
Water Aug. 22 to Nov. 6 - 76 days @ 11¢ day	8.36	
Purchaser's proportion of 1944 taxes -		
131/365 x \$115.12	41.32	
Balance owing to purchaser	187.14	
	\$2848.25	\$2848.25

BALANCE OWING TO PURCHASER: \$187.14

SHYUKI TAKASAKI

File No. 8005
Reg. No. 00156

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 January 25	Balance as per statement sent		\$3,248.10	
March 13	Transfer of Auction Sale	27.63		
	"	.82		
August 11	Cheque to you	2,000.00		
October 29	Cheque to you	750.00		
	Morris & McLennan - legal fees	12.50		
		\$2,790.95	\$3,248.10	

CR \$ 457.15

Accounting Department
December 24th, 1946



<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
March 4	Rents collected Commission Repairs & Maintenance Sundry	7.30 34.75 6.60	\$ 137.00	
March 27	Ck 2/11 - Miyuki TAKASAKI	100.00		
March 30	Rents collected Commission	6.00	120.00	
				CR \$ 1,042.93

77-12446
Rec February 45
Statement
which includes
this

MIYUKI TAKASAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 12	Rent - June, July & August Legal Services - Norris & MacLennan Payment by H. Shlani 20% collection charges	\$ 35.00 2.40	\$ 90.00 12.00	
July 3	Ck # 64 - City of Vancouver - taxes	64.05		
July 15	Wilkinson Dividend - Sam Oki Estate		97.50	
August 1	Ck 173 - City of Vancouver	54.39		
October 13	J. W. Yuen - 3 months rent due Sept 1 J. W. Yuen - rent due Sept 1-761 Hastings W. Cahill - rent due Sept 19 1/3 Water rates payable by Toronto Grocery W. Cahill - rent due Aug. 19 W. Cahill - rent due July 19 W. Cahill - rent due July 30 J. W. Yuen - rent due July 1-761 Hastings Sept. 19 - Hobson, Christie & Co. Insurance Premium Sept. 30 - Norris & MacLennan - Legal fees Aug. 14 - City of Vancouver - water rates Jun. 18 - City of Vancouver - scavenging July 6 - Geo. Jacobs & Co. commission on collection June rent re 761 Hastings St.	4.00 20.00 10.00 10.00 1.00	90.00 10.00 9.00 3.33 9.00 9.00 10.00	
October 22	Canadian Credit Men's Trust Ass'n-dividend Canadian Food Products 1 1/2% of claim		4.47	
November 17	Rental Statement Commission Repairs & Maintenance Sundry	1.15 15.00 .75		23.00
November 26	Ck # 999 - M. TAKASAKI	100.00		
December 12	Rents collected		9.00	
December 26	Transferred from Car Account		873.02	

File No. 8005.
Catalogue No. 117.

November 28th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Miyuki YASASAKI
City of Vancouver
Lot 28, Blk. 68, D.L. 181,
Sq. 1, N.W.B., Plan 196.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated September 28th,
1944, we attach herewith the following documents in connection
therewith.

1. Copy of application number 110729-L, dated September 28th,
1944, registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 110730-L, dated September 28th,
1944, registering the property in the name of Lucy Gan
Jang (Deed).
3. Duplicate of Transmission dated September 20th, 1944.
4. Duplicate of Deed dated September 20th, 1944 - Secretary
of State to Lucy Gan Jang.
5. Certificate of Indefeasible Title No. 110730-L, dated
November 18th, 1944, covering the above property in the
name of Lucy Gan Jang.

D. A. Cramer

DAC:JS
Atch.

File No. 8005.
Catalogue No. 117.

September 15th, 1944.

MEMORANDUM

TO: Mr. E. E. Wright

FROM: Mr. J. H. Thompson

Myoshi YAMAGUCHI - Reg. No. 00255
City of Vancouver
Lot 26, Blk. 40, Sub. 101, Qrs. 1,
R.V.D., Plan 196. Certificate
of Title No. 3470.

We enclose herewith the following documents in connection
with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Translation in duplicate.
3. Deed in duplicate. ~~XXXXXXXXXXXX~~ LURE GUN JUNG.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Encumbrance from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Encumbrance from Administration Department.

Certificate of Indefeasible Title No. 68774-4 is in the
possession of Harris & Mackinnon.

J. H. Thompson

Enc. 6
JHT

December 21st, 1946

LIABILITIES

Miyuki TAKASAKI,
Reg. No. 00156

The following claims against Miyuki TAKASAKI are revealed on the file:-

1. Farmer's Products Distributing Co. Ltd. -- \$78.79

This claim was referred to Morris & Mulcaugh, Barristers, and as late as Nov. 2, 1945 they replied to this office as follows:-

"Our letter of January 14th, 1943, still stands and the claim of \$78.79 lodged against Mr. TAKASAKI by Farmer's Products Distributing Co. Ltd. may be disregarded."

2. Jutaro NISHIMURA -- \$700.00

After some correspondence in which Miyuki TAKASAKI denied owing this account we obtained from NISHIMURA a letter dated June 8, 1946 in which he stated that he was in error and that his claim was against Matsuo TAKASAKI. This closed the matter.

No other claims against Miyuki TAKASAKI are revealed on the file.

The above Summary is certified to be in accordance with the information on file,
December 21st, 1946.

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

File No. 8005.

CLAIMS DEPARTMENT

March 8th, 1943.

Niyuki TAKASAKI - Reg. No. 00156

CREDITORS:

* Gutsuro NISHIMURA

Farmers' Products Distributing Co. Ltd.

Novel - 100-143

held over until after
the exam.

9-3-43

\$700.00

\$78.79

Wages Mar 24/43
Dined Apr 2/43

disregard

DEBTORS:

1. Shuoto HINATSU Filed 2413	\$1078.80	J.P.
2. Toshio KIKUTO Int 470- filed	650.00	J.P.
3. H. Shiomi Filed 10728 (Cam 1000)	78.00	J.P. novel 1000-1000
4. R. Nishimura Int 31070	42.00	J.P.
5. S. Oki denied Filed 1070	450.00	J.P. denied 1070
6. S. Kado Filed 6004	200.00	J.P.
7. H. Doi " 11345	562.00	J.P.
8. Canadian Food Distributors	357.64	

Read 10-10-43 1000-1000

Previously paid 1000-1000

RED:DE

* 9-12 paid in by Aoki
not part of 450.00 but
different 1000-1000
J.P. denied
1000-1000

1028⁹³

Nov 9 1000-1000
not handling above accounts.
see their 1000-1000.
white check to Takasaki.

8005

August 23, 1944.

Messrs. Norris & MacLennan,
Barristers & Solicitors,
602 W. Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 117,
761-3 E. Hastings Street,
28/60/181.

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of P. C. Gibbens & Co. Ltd., 254 E. Hastings Street, Vancouver, the effective date of which should be August 22, 1944.

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

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

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

Yours truly,

George Peters,
Administration Department.

GP:AS

TO THE REGISTRAR

LAND REGISTRY OFFICE VANCOUVER

WHEREAS under or by virtue of Order-in-Council No. P.C. 1665 of 1942 and amendments thereto including P.C. 2483 of 1942 and P.C. 469 of 1943 and of the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) the property of MIYUKI TAKASAKI has become vested in and made subject to the control of the Secretary of State of Canada acting in his capacity as Custodian.

AND WHEREAS under or by virtue of the said Orders-in-Council and Regulations a certificate, dated the 26th day of May, 1943, stating that the interest of the said MIYUKI TAKASAKI in City of Vancouver Lot Twenty-Eight (28) Block Sixty (60) District Lot One Hundred and Eighty-One (181) Group One (1) New Westminster District, Plan One Hundred and Ninety-Six (196) is vested in the Custodian, was registered in the Land Registry Office at Vancouver, in the Province of British Columbia, on the 21st day of June, A.D. 1943, under No. 36437.

NOW THEREFORE, the Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Orders-in-Council aforesaid and the Revised Regulations Respecting Trading With The Enemy (1943) by his duly authorized and lawful Deputy, hereby requests that the title of the said land or interest therein be transferred into the name of "The Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943)"

DATED at OTTAWA, Ontario, this *second* day of *September* A.D. 1944.

P. W. Mathieu
Assistant Deputy Custodian
gale

September 15th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 8005

NAME: Miyuki TAKASAKI

CATALOGUE NO: 117

RE: 761-763 East Hastings Street,
2 dwellings, 1 store

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 28, Block 60,
District Lot 181, Group 1, New
Westminster District, Plan 196

Encumbrances: Nil

Taxes: 1944 taxes of \$115.12 paid. No
arrears.

Vested: No. 36437

VALUATION BY APPRAISER: \$2,300.00

AMOUNT OF BID: \$2,600.00

APPROVED BY ADVISORY COMMITTEE: July 26th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$2,600.00

NAME OF PURCHASER: Lucy Gan Jang

KWW/JF
Attach.

K. W. WRIGHT

Copy for Mr. Tolson

8005

August 11, 1944,

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

Dear Sirs:

Re: Catalogue No. 117
761-3 East Hastings Street
28/60/381

Your letter of July 15th, enclosing cheque for \$260.00 and offer to purchase the above property for the sum of \$2,600.00 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, \$2,340.00.

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.

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

Yours truly,

P. G. Shears,
Director.

GP:EB

Date... August 7th, 1944.

REAL PROPERTY MEMORANDUM

File No. 8005.

Name..... Miyuki TAKASAKI Registration No. 00156.

Re: Catalogue No. 117.

Address: 761-3 East Hastings Street, Vancouver, B. C.

Legal Description: 28/60/181.
(2 dwellings, 1 store).

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 68574-K Whereabouts: Morris & MacLennan.

Registered owner: Miyuki TAKASAKI Reg. No. 00156

Property: City of Vancouver, Lot 28, Block 60, District Lot 181,
Group 1, New Westminster District, Plan 196.

B. Charges.

Registered: Nil.

Vesting: 36437.

Unregistered: No evidence of any.

Taxes: (1944) \$115.12 (net) paid.

Water: \$7.30 (paid) Jan/June 30, 1944.

Insurance: \$1000.00 on Store. Lumbermen's Ins. Co. Policy No. 9-6437.
All policies \$ 500.00 on Dwelling. Lumbermen's Ins. Co.)
expire 23/8/44. \$ 500.00 on Dwelling. Lumbermen's Ins. Co.) Policy No. 9-5287.
Assessed Value: Land: \$1250.00. Improvements: \$ 450.00
\$ 450.00
Valuation by Appraiser: \$2300.00. \$1100.00.

Amount of Bid: \$2600.00. *Sold for \$2500*

Approved by Advisory Committee: July 28, 1944.

Paid as shown in attached letter: \$2600.00 paid in full.

Name of transferee as attached letter: Lucy Gan Jang,
151 E. Hastings Street,
Vancouver.

ADMINISTRATION.

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

761 E. Hastings - Store - Jim Wing Yuen—\$30.00 per month. *Leased to Jim 1944*
761 E. Hastings - House (Rear) Jim Wing Yuen—\$10.00 per month.
763 E. Hastings - House - A. A. Doucette—\$9.00 per month.

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

Chattels: Particulars of those stored on the premises.

Nil.

Named Agent:

JDM

C. J. LOEWEN
NOTARY PUBLIC

A. ROY HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINION INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

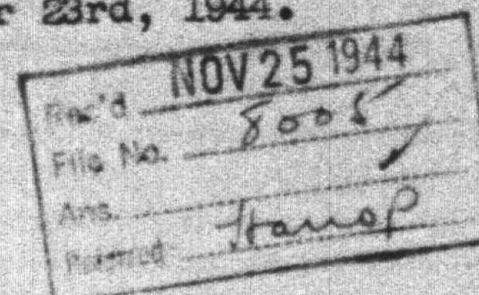
ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

November 23rd, 1944.

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



Dear Sir:

Re: Catalogue No. 117, 761 - 63 East Hastings Street,
Lot 28, Block 60, District Lot 181.

This lot is on the North side of Hastings Street East, between Heatley and Hawkes Avenues. It is 25 x 122 feet to a 20 foot lane - and the lot level is 8 to 10 feet below Hastings Street, but level with the lane at the back. This is due to Hastings Street having been filled in at this point. A concrete retaining wall holds the street up and acts as foundation for the building across the frontage.

A One (1) storey store building with full basement is built to the lot line. The store is 25 x 30 with plate glass windows and living-quarters at the back 25 x 30. Behind this is a wooden platform with stairs to roof and basement. The bath is in the basement. Foundations are cement with hollow tile walls in the store section and on the East wall of the living-quarters and laminated wood wall on the West wall of the living-quarters. There is no furnace. The stair to the roof is in bad condition. The roof is flat, - of tar and gravel in fair repair.

The above wooden platform leads to a three (3) room cottage, 21 x 24 feet with full basement and wood floor. Exterior walls and roof are shingle. There is a chimney to the ground and walls are plastered. This is used as storage space for the store and there is a toilet only - which is also for the use of the store.

Behind this is a second cottage of similar construction, but containing four (4) rooms. Foundations of both houses are wood sills on cement posts.

The general condition of all the above buildings is run down.

As at the date of inspection, 7th September 1943, I believe a fair valuation to be Twenty-three (\$2300.00) hundred Dollars.

Yours faithfully,

Loewen and Harvey, Limited.

A. Roy Harvey
Director

ARRH/F encl.1.

C
O
P
Y

THIS INDENTURE made the 19th day of
May, A.D. 1942.

In Pursuance of the "SHORT FORM OF LEASES ACT."

BETWEEN:

MIYUKI TAKASAKI, of 1059 Burnaby
Street, in the Municipality of
Burnaby, in the Province of British
Columbia, Merchant, hereinafter
called the "Lessor"

OF THE FIRST PART

-and-

STEPHEN FEE YEASTING, of 500
Main Street, and
JIM YUEN, of 700 Main Street,
both of the City of Vancouver,
in the Province of British
Columbia, Merchants, hereinafter
called the "Lessees"

OF THE SECOND PART

WITNESSETH that in consideration of the rents,
covenants and agreements hereinafter reserved and contained
on the part of the Lessees, the LESSOR DOTH DEMISE AND LEASE
unto the Lessees all that certain shop and premises in the
City of Vancouver, in the Province of British Columbia, known
as 761 East Hastings Street and situate on Lot 28, Block 60,
District Lot 181, Group 1, New Westminster District, Plan
Number 196, for the term of five years to commence on the 1st
day of June, 1942, and from thenceforth to be occupied con-
tinuously during the whole of the said period and for the
purpose of carrying on the business of General Merchants,
Grocers and Confectioners, at a total rental for the said term
of \$1,800.00, payable three months in advance in equal instal-
ments of \$90.00 on the 1st days of the months of June, September,
December and March during the said term.

PROVIDED HOWEVER, and in consideration of the
occupancy of the said premises by the Lessees at the date
hereof with the consent of the Lessor, IT IS AGREED that the
initial three months' instalment is payable to the Lessor on
the execution of these presents and the Lessor hereby acknow-
ledges receipt of the said sum of \$90.00.

PROVIDED FURTHER AND IT IS HEREBY UNDERSTOOD

AND AGREED that by these presents the Lessees do not acquire any rights or privileges of occupancy or otherwise respecting either of the two dwelling houses situate on the hereinbefore demised premises but the Lessor reserves the right to rent or lease the said houses or either of them on such terms and conditions and to whomsoever he may see fit together with the right of full enjoyment thereof, including the right of access and use of the surface of the realty demised as may be reasonably necessary and expedient for the occupancy of the said dwelling houses.

AND the said Lessees covenant with the said Lessor to pay rent, and to repair (reasonable wear and tear and damage by fire and tempest excepted); AND the said Lessor may enter and view the state of repair; PROVIDED HOWEVER, and it is hereby understood that the covenant to repair contained herein shall not extend to, nor include either of the aforesaid two dwelling houses situate upon the hereinbefore described premises;

AND that the said Lessees will repair according to notice (reasonable wear and tear and damage by fire and tempest excepted);

AND will not assign without leave; and will not sub-let without leave; and will not carry on any business that shall be deemed a nuisance on the said premises;

AND that they will leave the premises in good repair (reasonable wear and tear and damage by fire and tempest excepted);

AND that they will pay such water and gas rates, electric light rates and charges and such other rates and charges (excepting taxes) which shall be incurred as a result of their occupancy of the said premises under these presents.

AND that if the Lessees at any time become bankrupt or insolvent or without leave assign or transfer their interest or any portion of their interest in the goods

and chattels on the said premises to any other person or cease in any way to control them (save in the ordinary course of business) one year's instalment of rent shall immediately become due and payable forthwith and distress may be made to collect such rent and the term hereby demised shall immediately become forfeited and void;

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned down or damaged by fire, so as to render the same unfit for the purposes of the said Lessees, 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 have been rebuilt or made fit for the purpose of the said Lessees. PROVIDED HOWEVER, that if the building hereby leased should be partially damaged by fire to such an extent that the Lessor shall decide not to rebuild, the term herein granted shall cease, the premises be surrendered and the accrued rent be paid up to the time of the fire.

AND that if any default be made in the payment of the said rent or any part thereof at the times above specified, or if any default be made in the performance of any of the covenants or agreements herein contained, or if the goods or chattels upon the said premises at any time are not sufficient in value to satisfy one year's instalment of rent at the rate herein specified, the said leasing and the relation of the landlord and tenants shall, at the option of the Lessor, cease and determine and the Lessor or his agents may re-enter and take possession of the said premises.

THE LESSEES COVENANT at all times to leave goods chattels and fixtures on the said premises to the value of at least \$360.00 until all the rent due or to become due under

this Lease is fully paid.

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

THE said Lessor covenants with the said Lessees for quiet enjoyment.

THIS INDENTURE and every matter and thing herein contained shall enure to the benefit of, and be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns.

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

SIGNED, SEALED AND DELIVERED)

in the presence of

Winnifred Soohen,
Vancouver, B. C.
Stenographer, as to
signature of M. Takasaki

John E. Baird,
Vancouver, B.C.
Solicitor,
as to the signatures of
Stephen Fee Yeasting &
Jim Wing Yuen

"M. Takasaki" (Seal)

"S.F. Yeasting" (Seal)

"Jim Wing Yuen" (Seal)

PROVINCE OF BRITISH COLUMBIA }

To Wit: }

I hereby certify that on the 19th day of May, 1942, at the City of Vancouver, in the Province of British Columbia, Stephen Fee Yeasting and Jim Wing Yuen (whose identity has been proved by the evidence on oath of _____ who is) personally known to me, appeared before me and acknowledged to me that they are the persons mentioned in the annexed Lease Agreement as the makers thereof, and whose names are subscribed thereto as parties, and that they know the contents thereof, and that they executed the same voluntarily, and are each of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at Vancouver, British Columbia, this 19th day of May 1942.

"John E. Baird"

A Commissioner for taking Affidavits
within British Columbia.

DECLARATION OF WITNESS

PROVINCE OF BRITISH COLUMBIA }

TO WIT: }

I, Winnifred Soohen, of the City of Vancouver,
in the Province of British Columbia, Stenographer, make
oath and say:

1. That I was personally present and did see the
within instrument duly signed and executed by Miyuki
Takasaki, one of the parties thereto, for the purposes
named therein.
2. That the said instrument was executed at the
City of Vancouver, in the Province of British Columbia.
3. That I know the said party and that he is of the
full age of twenty-one years.
4. That I am the subscribing witness to the said
instrument and am of the full age of sixteen years.

SWORN before me at the City
of Vancouver, in the Province
of British Columbia, this 19th
day of May, A. D. 1942.

"Winnifred Soohen"

"J. A. McLennan"

A Commissioner for taking Affidavits
within British Columbia.

RE - TAKASAKI, MIYUKI

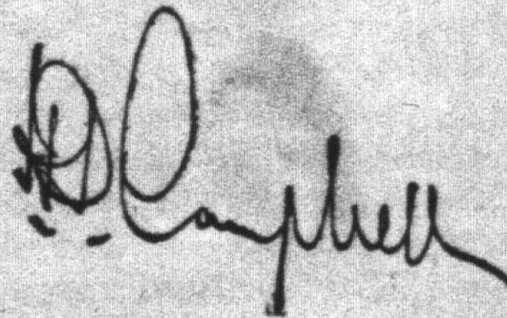
1059 Burnaby Street,

761, 761½, 763 East Hastings Street, Vancouver, B. C.

- 00156

761 East Hastings Street

1. Further to my preliminary report to you under date of the 18th of May, and your verbal approval of my recommendation, I have today supervised the execution of the Indenture of Lease of the above property to Stephen Fee Yeasting and Jim Wing Yuen. (Your written approval under date of May 19 has just now come to hand.)
2. As this lease is rather involved I have obtained a duly completed copy and I am enclosing it herewith. The reason for the specially drawn lease is that whereas the lessee is renting all the property, he is only leasing one building thereon, namely the brick constructed building used as the store, the right to rent the two frame buildings, also situated on the property, remains with Takasaki, the owner, and an agreement had to be incorporated in the lease by which Stephen Fee Yeasting and Jim Wing Yuen, the lessors, permitted passage across the property so leased to future tenants of these other buildings. In my opinion the lease is well drawn and the conditions therein are satisfactory to Takasaki.
3. Rental of these two other buildings will lie in the hands of Mr. J. A. MacLennan, who has been acting as Agent for Takasaki and whose appointment I recommended be confirmed by your Office.
4. It will be noted by reference to the "JP" Declaration that under the heading "STATEMENTS OF PERSONAL PROPERTY OWNED" Takasaki simply declared "sending in list of furniture, etc., to be left behind, on Saturday morning May 9th." Takasaki states that this was never done and that most of his belongings have been shipped ahead to Grand Forks for which place he is leaving tonight and that everything else has been disposed of.
5. Although no movable property was actually listed, I obtained a letter, which I am enclosing herewith, from Takasaki stating that there is now no goods of any kind under the control of the Custodian with the exception of the immovable property situated at 761 East Hastings Street.
6. As my services in this connection are now at an end I am closing my file on this case.



May 19, 1942.

RECEIVED
MAY 18 1942

RE - TAKASAKI, MIYUKI

1059 Burnaby Street,

761, 761½, 763 East Hastings Street, Vancouver, B. C.

- 00156

1. I have today investigated the situation in connection with the above. Takasaki lives on rented premises at 1059 Burnaby Street and in view of the fact that he has not listed, as yet, his furniture located at this address, I am not presently concerned with these premises. I understand the rent is paid to the end of May and he is being evacuated tomorrow.

2. Takasaki owns a lot on which there are 1 brick and 2 frame buildings as enumerated above. Legal description of the lot is given in the "JP" Declaration and the title thereto is lodged with Takasaki's lawyer, Mr. J. A. MacLennan.

3. These buildings consist of -

(1) Brick building 25x30, flush with the street under the Number 761 East Hastings Street, presently rented as a store with two living rooms in the rear. This is rented by N. Kikuta, Registration No. 02912, for whom I am also acting as Agent of your Office and on whose behalf I have today requested your approval of the sale of his business.

(2) There is a one storey frame dwelling house, 18x25, at the rear of the store aforementioned, bearing the Number 761½ East Hastings Street, presently being used by a friend of Takasaki and no rent is being paid.

(3) There is a further frame building used as a dwelling house 18x25, under the Number 763 East Hastings Street. This adjoins the brick building under No. 1 and is flush with the street. This is presently rented to another Japanese, a Mrs. Sato, for \$15.00 a month.

4. As mentioned above the business at 761 East Hastings Street has been sold by the tenant N. Kikuta, the purchasers being two Chinese, Stephen Fee Yeasting and Jim Wing Yuen.

5. Takasaki has entered into a rental agreement with these new owners of the business, giving them a five year rental contract at \$50.00 a month. I am enclosing herewith copy of a letter received from Mr. J. A. MacLennan, of Norris & MacLennan, outlining the basis of the lease.

6. You will note from this letter of Mr. MacLennan's that he has been acting for Mr. Takasaki for some time and that Takasaki has requested that his appointment as Agent for the Office of the Custodian be confirmed.

As this appears a logical procedure I recommend that in view of Takasaki's evacuation tomorrow night you immediately approve the terms of the lease as outlined by Mr. MacLennan, and that in addition you confirm Takasaki's request that Mr. MacLennan be appointed Agent for your Office.

Re- Takasaki, Miyuki

7. With regard to the monthly rental of \$30.00 I would point out that this is apparently \$5.00 a month more than previously paid, however the previous tenant paid the water taxes in addition to the rent.

D. Campbell

May 18, 1942.

P. O. Box 531,
Grand Forks, B. C.,
January 25, 1947.

EVACUATION SECTION	
JAN 29 1947	
Rec'd	
File No.	8005
Ans.	
Referred	Sussexbury

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

Gentlemen:

I wish to acknowledge receipt of your letter of December 23, 1946 and also the cheque of \$457.15.

Although I have received the total sum of \$3,248.10 I am not satisfied with the compulsory sale of my property and automobile and will not settle at such a price.

I am sending a copy of this letter to Norris & McLennan, Barristers.

Yours truly,

Miyuki Takasaki
Miyuki Takasaki.

*Copy for
Mr. [unclear]*

M. [unclear]

December 23rd, 1946

REGISTERED.

Mr. Miyuki TAKASAKI,
Reg. No. 00156,
Grand Forks, B.C.

Dear Sir:-

We have brought forward your file for review and to examine your affairs that have come under the control of the Custodian.

The file indicates that your principal asset was your property at 761 East Hastings Street. At your request this was placed in the hands of Morris & McLennan, Barristers, for attention along with other matters in which you were interested. The rents collected and the disbursements made in respect to these premises are shown in our General Statement to you of the 2nd February 1945. You were advised of the sale of this Realty on that date, and particulars of the sale were included with the General Statement of account.

One other substantial item to your credit is that of \$873.02. This was derived from sale of Chevrolet Sedan of which you were advised in our letter of January 12th, 1943, and which is shown in General Statement above referred to.

In regard to "the money owing to you", that is, Accounts Receivable, declared by you in your registration of May 7th, 1942, we wish to say that considerable effort was made by this office to effect collection of these accounts but with no very great success. The file indicates that you were advised from time to time in respect to these accounts. Particular reference is made to our report to you in our letters dated February 21, 1944. The amounts received on any of these accounts were credited to your account on our books.

In the General Statement referred to it is noted that in April and May of 1944 that there are two small items indicated as proceeds of chattels. These items were later transferred to your brother, Wataru's account when it was discovered that they belonged to him. The file indicates that your Chattels were all taken care of by yourself.

We have prepared a further statement to date showing a credit balance on our books of \$457.15 and are enclosing our cheque for that amount with the statement.

The foregoing together with previous letters, reports and statements would appear to account for your interests that have come under our control and we shall be obliged if you will confirm same when acknowledging this letter and the attached cheque.

For your convenience in replying we enclose a self addressed envelope.
Yours truly,


B.R. Eusenbury
Custodian

8005

October 26th, 1945.

Messrs. Norris & MacLennan,
Barristers etc.,
602 W. Hastings Street,
Vancouver, B.C.

Dear Sirs:-

Re:- Miyuki TAKASAKI,
Reg. No. 00156

We are in receipt of your letter of the 24th instant with enclosure as stated relative to the above Japanese.

We are enclosing to you herewith our cheque for \$12.50 in your favour in settlement of your account against TAKASAKI.

Please refer to your letter of January 14th, 1943 to the Custodian in respect to a claim of \$78.79 lodged against TAKASAKI by Farmers' Products Distributing Co., and advise if we shall disregard same in considering the balance of his credit with the Custodian.

We are forwarding to TAKASAKI our cheque for \$750.00 today and will make the balance available to him just as soon as we can review his file. Owing to the great number up for examination at this time, a delay is unavoidable.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Enc.1.

En file 2005 ✓
Name 113

C O P Y

C/o Coldstream Ranch,
Vernon, B.C.

September 24, 1945.

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

Dear Sir:- Re:- File #7641/8834

In reply to your letter of September the 18th, I wish to state that Wataru TAKASAKI owes me the sum of \$420.00 (four hundred twenty dollars).

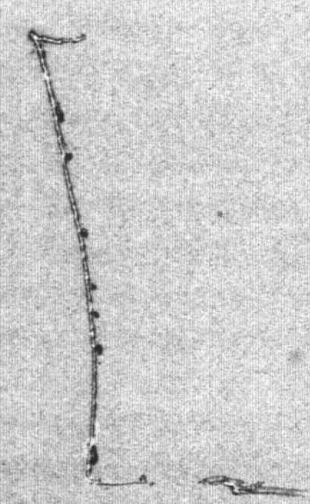
In supplying full detail, an agreement was made between W. TAKASAKI and myself in October 1941 that the sum of \$700.- (seven hundred dollars) which he owed me at that time was to be paid by monthly payment of \$35. (thirty-five dollars for the next 20 months till the amount was paid in full.

Payment was made for eight months but have not received the remainder of 12 months, namely \$420.-. This, I believe was or should be fully understood by the Custodian.

Sincerely yours

"Jutaro NISHIMURA"

Reg. #10156



8234 & 8005

April 9, 1945

Mr. Jutaro NISHIMURA,
Reg. No. 10156,
Coldstream Ranch,
Vernon, B. C.

Dear Sir:

In reference to your claim against
Miyuki TAKASAKI for \$700.00, we are today in re-
ceipt of a letter from him in which he denies
owing this amount and informs us that he does
not owe a cent to any person. We are therefore
not taking any further action in regard to this
matter, but should you wish to pursue it further,
M. TAKASAKI's address is P. O. Box 531, Grand
Forks, B. C.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

P. O. Box 531,
Grand Forks, B. C.,
April 2, 1945.

EVACUATION SECTION	
Date	APR 6 1945
File No.	8025
Area	
Received	<i>Emerson</i>

Mr. G. B. Wilson,
Office of the Custodian,
#506 Royal Bank Bldg.,
Hastings and Granville,
VANCOUVER, B. C.

Dear Sir:

In answer to your letter dated March 26, 1945, I wish to advise you that the claim made by JUTARO NISHIMURA is incorrect I have settled all my debts before evacuation and I assure you there isn't a cent against me.

For my information, will you be kind enough to inform me when the claim was made? Your immediate attention to this matter will be greatly appreciated.

Yours truly,

Miyuki Takasaki
Miyuki Takasaki.

March 15/45

8005

February 2, 1945

Mr. Miyuki TAKASAKI,
Reg. No. 00156,
c/o Mr. G. Pennoyer,
Grand Forks, B. C.

Dear Sir:

Re: Catalogue No. 117
761-3 East. Hastings St.
28/60/181.

Please be informed that the above property has been sold as of August 22, 1944 for the sum of \$2,500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of 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,

G. D. Milson
Administration Department

GDM/GH
Enc.

c.c. B. C. Security Commission.

File No. 8005

MEMORANDUM

EMERY SECTION	
Rec'd	DEC 9 1944
File No.	
Ans'd	
Refer'd	

To: Mr. K. W. Wright

December 8, 1944

From: Mr. G. D. Wilson

Re: Catalogue No. 117
761-3 East Hastings St.

In connection with the sale of the above property, there is a store and two houses. The houses are rented at \$10.00 and \$9.00 on a monthly basis, but the store is under lease for five years from June 1, 1942 at \$30.00 per month. In making up the Real Property memorandum I neglected to state that the store was under lease. P. C. Gibbens, the agent for the purchaser, were not advised either way as to whether it was leased or on a monthly basis.

The documents have now been registered at the Land Registry Office. I advised P. C. Gibbens that there was a lease on the store, which information they conveyed to the purchaser and now the purchaser wishes either to cancel the deal or have an allowance of \$200.00 made to him.

The property was sold for \$2600.00 and appraised at \$2300.00.

GDM/GH

11/12/44 JMW
Mr. Wilson
It would appear that some allowance
shld. be made in view of the oversight. The
purchaser will derive benefit however by reason
of rental monies rec'd & he should consider this.
Suggest that you endeavor to settle for \$100
conditional upon obtaining full release.
Please let me know result of your
negotiations.
approved [Signature]
[Signature]

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENGL.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

November 23rd, 1944.

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

Rec'd	NOV 25 1944
File No.	8005
Ans.	
Typed	Harvey

Dear Sir:

Re: Catalogue No. 117, 761 - 63 East Hastings Street,
Lot 28, Block 60, District Lot 181.

This lot is on the North side of Hastings Street East, between
Hastley and Hawkes Avenues. It is 25 x 122 feet to a 20 foot lane - and
the lot level is 8 to 10 feet below Hastings Street, but level with the
ground at the back. This is due to Hastings Street having been filled in at
this point. A concrete retaining wall holds the street up and acts as
foundation for the building across the frontage.

A One (1) storey store building with full basement is built to the
lot line. The store is 25 x 30 with plate glass windows and living-
quarters at the back 25 x 30. Behind this is a wooden platform with
stairs to roof and basement. The bath is in the basement. Foundations
are cement with hollow tile walls in the store section and on the East wall
of the living-quarters and laminated wood wall on the West wall of the
living-quarters. There is no furnace. The stair to the roof is in
bad condition. The roof is flat, - of tar and gravel in fair repair.

The above wooden platform leads to a three (3) room cottage, 21 x 24
feet with full basement and wood floor. Exterior walls and roof are
shingle. There is a chimney to the ground and walls are plastered. This
is used as storage space for the store and there is a toilet only - which is
also for the use of the store.

Behind this is a second cottage of similar construction, but containing
four (4) rooms. Foundations of both houses are wood sills on cement posts.

The general condition of all the above buildings is run down.

As at the date of inspection, 7th September 1943, I believe a fair
valuation to be Twenty-three (\$2300.00) hundred Dollars.

Yours faithfully,

Loewen and Harvey, Limited.

A. Rout Harvey
Director.

ARR/T 221.1.

8005

August 11, 1944.

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

Dear Sirs:

Re: Catalogue No. 117
761-3 East Hastings Street
28/60/181

Your letter of July 18th, enclosing cheque for \$260.00 and offer to purchase the above property for the sum of \$2,600.00 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, \$2,340.00.

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.

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

Yours truly,

F. G. Shears,
Director.

GP:EB

RENTALS

File No. 523.

Section No. 117.

To: Mr. George Peters.

From: Mr. G. D. Wilson.

August 7th, 1944.

Re: WHEEL TIREWORKS - Box No. 523.

The store (761 E. Hastings) is rented to
The King Tire at \$20.00 per month.

Rear of house (761 E. Hastings) is rented to
The King Tire at \$12.00 per month.

The house at 763 E. Hastings Street is rented to
A. L. Bennett at \$8.00 per month.

No lease.

forwarded 1/47

END.



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS

NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET.

VANCOUVER, B. C.

July 18th, 1944.
'one day nearer victory'

Rec'd	JUL 19 1944
File No.	8006
Ans.	☒
Referred	Hansford

The Custodian Enemy Alien Property
506 Royal Bank Building,
City.

Gentlemen:

Re 761-3 E. Hastings Street.,
catalogue No. 117.

Herewith we beg to submit offer to
purchase the above property by our client Mr.
Lucy G. Jong for \$2600.00 all cash, subject to
our commission of 5% thereon.

We are enclosing herewith Mr. Jong's
cheque for \$260.00 being 10% of his tender.

Trusting to hear from you in due time

We are,

Yours very truly,

P.C. GIBBENS & CO. LTD.

PER: *L. Hansford*

LEM.s

8005

2413

February 21st, 1944.

Mr. Miyuki TAKASAKI,
Registration No. 00156,
c/o Mr. O. Pennoyer,
Grand Forks, B.C.

Dear Sir:

re: \$1078.80 - Shotaro HINATSU

As stated in our other letter of even date, we endeavoured to contact the above party at various times, and finally obtained a reply from him through the efforts of the B.C. Security Commission at the point of location. The Superintendent there forwarded a letter from him regarding the various claims submitted to him.

In regard to your claim he writes as follows:

"And the following has been fully settled between my older brother Kahei Hinatsu who he as my representative to Mr. Miyuki Takasaki as following transaction that my brother Kahei Hinatsu paid to Mr. Miyuki Takasaki's representative (Mr. Miyuki Takasaki's father) one thousand yen (¥ 1000.00) in Japanese currency in Japan as Mr. M. Takasaki agreed to settle fully by the amount of said ¥ 1000.00 in Japanese currency about July of 1940, which amount that my brother agreed to pay to Mr. M. Takasaki's father in Japan after arrival there as my brother Kahei Hinatsu promised to Mr. Miyuki Takasaki on the date of 1st of March 1940 before my brothers departure for Japan."

You may be able to understand just what he means by the foregoing and will know if what he says is correct or otherwise. He concludes his letter by saying "Have no money and have no prospects of any."

In view of the foregoing it is obvious that we shall be unable to do anything to effect collection of this account. His address is:

Registration No. 05982,
Slocan, B.C.

should you wish to contact him. In the meantime we shall take no further action.

Yours truly,

B. R. Dusenbury,
Claims Department.

BRD:DE

8005

February 21st, 1944.

Mr. Miyuki TAKASAKI,
Registration No. 00156,
c/o Mr. O. Penneyer,
Grand Forks, B.C.

Dear Sir:

re: Accounts Receivable

Please refer to our letter to you of the 12th March last and to subsequent letters to and from you relative to your claims as mentioned in that letter.

- No. 1. Shotaro HINATSU - \$1078.80. After much correspondence we have received reply from HINATSU. We are reporting to-day what he says in a separate letter to you.
- No. 2. Toshio KIKUTO - \$650.00. This is an Internee and the claim is being handled by our Internee Dept.
- No. 3. Hikotaro SHIOMI - \$78.00, reduced to \$66.00 by payment of \$12.00 reported to you by this office and credited to your account. SHIOMI states that he is unable to pay at this time and says "After the duration I may be able to clear this debt so please wait till then."
His address is:

Registration No. 05125,
Greenwood, B.C.

should you wish to write to him about this account. In the meantime we shall take no further action.

- No. 4. S. NISHIMURA - \$42.00. We have not located this party and shall await more complete description of him from you before taking any action.
- No. 5. S. OKI - \$450.00. We assume from your letter of April 1943 that this is the one who was doing business at 1703 Commercial Drive, and from whose estate was collected \$97.50 on another account you had against him. This amount, as reported to you, was credited to your account on our books. If this is the same man we shall be able to do no more toward effecting collection of this amount.

P.T.O.

No. 6. S. KADO - \$200.00. We wrote to Shizuo KADO for payment but have received no reply. His address is:

Registration No. 12712,
c/o Mr. Lewis Brandley,
Raymond, Alta.

should you wish to write to him. In the meantime we shall take no further action.

No. 7. Hajime DOI - \$562.00. He replied to our request for payment as follows:

"To the best of my knowledge I believe the amount was about one hundred dollars less than has been claimed by Mr. Takasaki"

He says also that he is having quite a struggle just to feed and clothe his family, but will make payment when he is able. His address is:

Registration No. 06935,
Tashme, B.C.

should you wish to write to him. In the meantime we shall take no further action.

No. 8. Canadian Food Distributors - \$357.64. Final dividend of this account was received October 20th, 1942, and credited to your account as previously reported to you.

The foregoing will bring the file up to date in regard to Accounts Receivable. We do not believe we can do more regarding them at this time, but shall be obliged if you will let us have acknowledgment of this letter, and your remarks regarding the claims.

Yours truly,

B. R. Dusenbury,
Claims Department.

~~BRIDE~~

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

ROYAL BANK BUILDING
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

VANCOUVER BRANCH
A.L. WRIGHT, S.L.U., BRANCH MANAGER
H.A. FAIRBAIN, ASSISTANT MANAGER
G.E. HAY, BRANCH SECRETARY

December 1st, 1943.

Ans. 17th 8-16

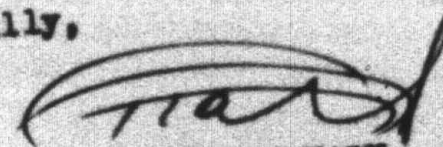
Mr. S. M. Gibson,
Office of the Custodian,
5th Floor, Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Gibson:

Re: Policy No. 641,872 - Miyuki Takasaki

The policy required in connection with the maturity of the above mentioned case has been received and we are now pleased to enclose the Company's official cheque in the amount of \$1,006.98, payable to the order of Miyuki Takasaki in full settlement of all claims.

Yours faithfully,


BRANCH SECRETARY.

CEH/ILQ
Enc. 1.

8005

NOT RECORDED

8th September, 1943.

Messrs. Horne, Taylor & Co., Ltd.,
817 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 117
761-3 East Hastings St.

Your offer of the 19th July written on behalf of a client, to purchase 761-3 East Hastings Street for the sum of \$1,300.00 and enclosing cheque for \$130.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are not prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,300.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears,
Director.

FHM

encl.

3✓

MEMORANDUM

To: File 8005

18th August 1943

From: Specified Articles Department

Re: TAKASAKI, Miyuki - Reg: 00156 ✓

ARTICLE

DESCRIPTION

APPRAISED VALUE

CAR

1941 Chevrolet Sedan
No: C 106
License No: (41) B 1634

\$ 1000.00

Sold to: R. C. M. P.

Date: 31st August 1942

Selling Price: \$ 900.00

JB

see 26/3/43 letter - re Protest

8005

May 1st, 1943.

Mr. Miyuki TAKABAKI,
Registration No. 00156,
P.O. Box 531,
Grand Forks, B.C.

Dear Sir:

We wish to acknowledge receipt of your letter of the 29th of April referring particularly to the S. OKI account, for which we thank you.

We shall be obliged if you will advise this office how much your "different account" was against S. OKI, as this payment of \$97.50 to which we and you refer was a dividend to apply apparently on such an account, which you failed to file with us. Mr. Wilkinson, in forwarding this amount, stated "The estate has now been closed and there will be no further dividends in this connection."

It is noted that the claim for \$450.00 on your J.P. form is an entirely separate one.

Please reply to the foregoing, and oblige,

Yours truly,

A. McAlister,
Claims Department.

~~BRIDGE~~

P. O. Box 531,
Grand Forks, B. C.,
April 29, 1943

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

EVACUATION SECTION	
Rec'd	APR 30 1943
File No.	8005
Ans.	PRD
Ref.	McAlistair

Dear Sir:

Regarding your letter of April 1, 1943, I wish to inform as the follows:

S. Oki that I mentioned in my J. P. Form and letter as owing me \$450.00 is the same person that owes me \$97.50 but of a different account. I didn't put down the \$97.50 on the J. P. Form because I thought Mr. Wilkinson, Credit Manager, of the Wholesale Fruit would forward it to me direct.

If the information is insufficient, please get in touch with Mr. Wilkinson and I am sure he will be able to supply you the necessary information.

Will you kindly make out a complete statement of my financial standing and forward it to me immediately?

Yours truly,

M. Takasaki
Miyuki Takasaki.

S. Oki
\$97.50 not part
of \$450.00 claim

1-5-43
D

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC
T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

March 26th, 1943.

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

EVACUATION SECTION	
Rec'd	MAR 29 1943
File No.	8005
Ans.	<i>[Signature]</i>
Referred	<i>Mulson</i>

ack mch 30

Dear Sir:

Re: Miyuki TAKASAKI, formerly of
1059 Burnaby St. Vancouver.
Registration No. 00156 -
R.C.M.P. Sub-Division File
No. E 269-G-13-3.

On March 11th, 1942 the Royal Canadian Mounted Police took possession of 1941 Chevrolet Sedan belonging to our client, Miyuki Takasaki, and recently Mr. Takasaki has been informed that his car was sold for the price of \$900.00 less administrative expenses. This price is altogether unreasonable and on behalf of Mr. Takasaki we notify you of his protest and refusal to accept such price.

Early in March of 1942, we are informed, Mr. Takasaki was offered the sum of \$1,200.00 for his car and refused it, having paid \$1,450.00 cash for it a short time before. Mr. Takasaki reserves all his rights to make a claim for proper compensation at the appropriate time.

Kindly acknowledge receipt of this letter.

Yours truly,

NORRIS & MacLENNAN,

Per: *[Signature]*

JAM/WS

8005

March 26, 1943

Mr. Miyuki TAKABAKI,
Reg. No. 00156,
Grand Forks, B. C.

Dear Sir:

As requested in your letter of
March 23rd, enclosed find our cheque for \$100.00.

We have sold your car and the net
proceeds were \$873.02. We propose to send you
\$100.00 each month while we have funds on hand.
If for any reason you should require a larger
amount, please advise us as to the reason for
your request, and it will receive our considera-
tion.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.



S. HINATSU AND Y. HINATSU
Trading as
CANADIAN FOOD DISTRIBUTORS
437 Powell St. Vancouver, B.C.

TRUSTEES STATEMENT OF RECEIPTS AND DISBURSEMENTS TO SEPTEMBER 1, 1942

Receipts -

Cash on hand	.89
Sale of Stock & Fixtures	672.20
Collection of Book Accounts	99.08
Sundries	<u>3.70</u>

Total Receipts **\$ 775.87**

Disbursements -

Advertising	10.50
Legal Charges	5.00
Notices to Creditors	66.80
Postage	19.23
Insurance	2.36
Creditors Committee fees	6.00
Representative Services Stocktaking etc.	50.15
Sundries	<u>16.40</u>
	176.44

Trustees Remuneration 75.00
Total Disbursements **\$ 251.44**

Available for distribution 524.43

Payments to Preferred Creditors		
Rents - C. Uchida	17.50	
Judgment costs	<u>9.10</u>	<u>26.60</u>
		497.83

Available for Ordinary Creditors		
(Total Claims \$ 5382.00)		
First Dividend 8%	430.56	
Second Dividend 1 1/2%	<u>67.27</u>	\$ 497.83

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

N/D
 Circ. No. 1721

Trustee



Re: CANADIAN FOOD DISTRIBUTORS. Vancouver. B. C.

Dividend List

T. Asaka	Vancouver, B.C.	\$100.00
Acme Importers & Exporters Ltd.	"	37.50
Beaver Products Ltd.	Montreal, P. Q.	57.64
Bestovall Canning Co. Ltd.	Vancouver, B. C.	159.92
Begg Motor Co. Ltd.	"	47.64
Birrell's Candy Co.	"	87.81
Barclay Grocery	"	60.00
B. C. Telephone Co.	"	2.85
Bukyo Fujin Kai	"	70.00
Catelli Food Products Ltd.	"	36.05
Colgate Palmolive Peet Co. Ltd.	"	30.96
Cereal Health Foods Co.	"	17.51
Dominion Preserving Co. Ltd.	Montreal, P. Q.	40.35
M. DesBrisay & Co.	Vancouver, B. C.	20.00
Farmers Products Distributing Co.	"	5.05
Favorite Foods Ltd.	"	216.36
M. Furuya Co. Ltd.	"	46.07
Fry Cadbury Ltd.	"	135.45
Fine Foods of Canada Ltd.	Tecumseh, Ont.	100.00
Greenwood Drug & Paper Co. Ltd.	Vancouver, B. C.	7.08
Hudson's Bay Co.	"	156.84
Hobson Christie & Co. Ltd.	"	13.65
Hunter Mfg. Co. B. C. Ltd.	"	42.41
R. Hewitt	"	43.73
Miss Y. Hinatsu	"	213.12
Independent Biscuit Co. Ltd.	"	88.48
I. Katasaka	"	75.00
S. Kawade	"	170.00
C. F. D. Kokin	"	175.00
McKillop Candy Co.	"	3.75
McMillans Ltd.	"	23.40
A. Magnano Co.	"	22.75
Francis Millerd & Co. Ltd.	"	20.00
S. Nakamichi	"	18.05
North West Distributors	"	90.00
National Spice Mills Co.	"	65.77
National Household Bleach Co.	"	29.50
S. Nakamura	"	120.90
R. B. Nishimura	"	298.08
O'Loane, James Company	"	41.02
Peerless Products Ltd.	"	28.00
Rowntree Co. Ltd.	"	306.02
Safety Garage Ltd.	"	276.36
Shirriffs Ltd.	"	19.98
Superior Health Foods Co. Ltd.	"	36.28
Forward		<u>3,656.33</u>

Brought forward		3,656.33
Shanahans Ltd.	Vancouver, B. C.	133.76
South Fraser Farmers Union	New Westminster, B. C.	67.63
F. C. Smith Litho. Co. Ltd.	Vancouver, B. C.	49.53
N. Soga	"	214.66
M. Takasaki	"	357.64
Taiyo Printing Co. Ltd.	"	84.59
F. K. Takahashi	"	47.70
H. Tsuchiya	"	17.25
Mrs. Ujiye	"	137.50
Utility Containers Ltd.	"	35.00
Miss C. Uchida	"	5.00
Robert Watson Co. Ltd.	Toronto, Ont.	41.02
Willards Chocolates Ltd.	Vancouver, B. C.	84.41
Wedlock Paper Bag Co. Ltd.	Toronto, Ont.	34.98
J. Yanagi	Vancouver, B. C.	40.00
Toga Yokota	"	375.00
		<u>\$5,382.00</u>
1st dividend - 8%	\$ 430.56	
Final " - 1 1/4%	<u>67.27</u>	\$ <u>497.83</u>

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

S/
Circ.#1722

ROYAL CANADIAN MOUNTED POLICE

Detachment

Seizure No. 106

FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.
 Sub-Division File No.
 Division File No. **E269-G-15-3**
 Headquarters File No.

Detachment
 Sub-Division
 Division
 Date

"E"

March 11th

19 42

RE: **TAKASAKI Miyuki** 1059 Burnaby St. Vancouver, B.C.
NAME OF FILE

On **March 11th** 19 42, 1

H.P. Price RCMP
MEMBER'S NAME

Came into possession of the following goods by:-

SURRENDER UNDER O.I.C. P.C. 1486

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
LICENSE NO.	(41) B 1634	TIRE NUMBERS
MAKE & MODEL	41 Chev Sedan	
SERIAL NO.		
ENGINE NO.	1121982255	
SPEEDOMETER READING		3689153
CONDITION	1316	
	appears good	
EXTRA EQUIPMENT		
	seat covers	
DESCRIPTION & CONDITION VERIFIED		
	<i>Miyuki Takasaki</i> Signature of Owner	
	Japanese Registration No. 00156	
Handed over to representative of Custodian whose signature in receipt thereof appears hereunder		
	<i>[Signature]</i> March 11/42	
DATE:		
		<i>[Signature]</i> SIGNATURE OF MEMBER SUBMITTING REPORT

Catalogue No. 117
File No. 8005
761-3 East Hastings Street
Vancouver/28/60/181/1/NWD

Receipt of Certificate of Title No. 110730-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Dominion of Canada General Insurance company plate glass policy No. 19111 which has been assigned to me.

Receipt is also acknowledged of cheque for \$187.14 representing closing of adjustments on sale to me of 761-3 East Hastings Street.

Dated at Vancouver, B. C., this 16 day of Jan 1941

L. H. Mansford

Catalogue No. 117
File No. 8005

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

Dear Sirs:-

Re: 761-3 East Hastings Street

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

L. H. Macfarlane
L. H. Macfarlane signed

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 8005

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

January 12, 1943.

Mr. Miyuki TAKASAKI,
Reg. No. 00156,
P. O. Box 268,
Grand Forks, B. C.

Dear Sir:

Our No. C106

Re: Motor Vehicles

Your Chevrolet sedan

which was surrendered to the Authorities, has been
sold for \$ 900.00

Charges against your car were as follows:

Liens \$

Administrative Expenses \$ 26.98

The Balance thereafter remaining of \$ 873.02

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RBA:MA
JH