

8270

BUSINESS

BUREAU POWELL STREET

FILE NO. 3270

**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: KASUBUCHI Kazue (Mrs. Zenya)

HOME ADDRESS: 1950 E. Pender Street, Vancouver, B. C.

REGISTRATION NUMBER 01467 SEX: Female AGE: 40

OCCUPATION: Dressmaker, 'Robson Dressmaker' 521 Robson St., 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: Zenya 8284 *claim on 8284*
Settled. Memo Nov 1/46

ADDRESS OF WIFE OR HUSBAND: 1950 E. Pender Street, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Hitoshi (M)

ADDRESS OF CHILDREN: 1950 E. Pender St., Vancouver, B. C.

AGE OF CHILDREN: 7 yrs.

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

1. LOCATION AND DESCRIPTION: Lot b/5 to 8, Block 48, D.L. 184,
1950 E. Pender St., Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: House, Garage.

*AS matter for Pender 5/42
402 Aug 5/42
601 8051*

3. INSURANCE (Give particulars; state where policies are) \$2000.00 Policy with Sun
Life Assurance Co. Vancouver, Policy No. unknown. Policy in Bank of
Montreal, Main & Hastings Branch, in safety Deposit Box.

4. TAXES (Amount and where payable) \$35.40 payable at City Hall, Vancouver.
Paid for 1941, 1942 taxes to be paid on May 11, 1942.

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

*34 11
1702 Paid*

6. OCCUPANCY AND LEASES (If vacant so state) Still occupied by owner.

*Wishes to rent house but no
arrangements made. Left in care of
Mrs C.E. Fmdale, 445 Granville St*

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in the Court House, 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: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

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

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Located at 1250 E. Pender Street, property as per list attached, in care of Mrs. C. E. Findlater, 445 Granville Street, who has

power of attorney on property. (Not produced)

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

STATEMENT TO CUSTODIAN--MRS. KAZUYE KASUBUCHI
1950 East Pender Street

Property at 1950 East Pender Street

Lot B/5 to 8
 Block 48
 D. L. 184
 Value \$1020.00

Tire INS. SUN Life
\$2000

Life Insurance

Sun Life Assurance Co. of Canada--Policy #865,877,
 \$1000.00. Beneficiary--Husband ZENYA. Premium
 paid to date. Policy is in Bank of Montreal (Main
 and Hastings Branch.)

In Crone Storage Co., Ltd., 760 Beatty Street

1 Sewing Machine (No. 4, A.D. 145906)	250.00
1 " " (No. 4, A.D. 02851)	250.00

Goods Left at 1950 East Pender Street
In Upstairs Room

3 Parlour Tables	25.00
1 Book Stand	5.00
1 Table Lamp Stand	5.00
10 Kitchen Chairs	10.00
4 Sewing Machine Chairs	5.00
1 Set of Buddhist Shrine	10.00
1 McClary Kitchen Range with Sawdust Burner and Fittings	120.00
1 Electric Heater	12.00
20 Sets of Curtains and 10 Blinds	35.00
4 Inlaid Linoleums	70.00
1 Full-length Mirror Stand	25.00
Canvas, Snaps and Threads	70.00

In Basement

1 Tailor Sewing Machine, Y #1163550- 31K20	50.00
1 Button Hole Machine in above Machine's drawer	10.00
1 Lawn Mower	7.95
1 Garden Scissors	3.50
1 100-ft. Garden Hose with Nozzle	5.00
1 Tricycle (CCM)	12.00
1 Kiddy's Car	2.00
Chinawares in Closet	50.00
Kitchen Utensils	100.00
3 Kitchen Tables	5.00
	<u>1137.45</u>

R. Kasubuchi

Carried forward	1137.45
1 2-pc. Bedroom Set with Springs and Mattresses	100.00
1 Bed	50.00
1 Sofa	10.00
1 Whole Set of Boy's Festival Dolls and Toys	75.00
1 Clothing Closet	10.00

In Garage

1 Showcase	40.00
	<u>\$1422.45</u>

K. Kambucha

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)
\$300.00 Victory Bonds, in Safety Deposit Box, in Bank of Montreal,
Main & Hastings Branch.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Sun Life Assurance Co. Vancouver, Policy No. 865877
for \$1000.00, Beneficiary my husband ZENYA. Policy in Safety Deposit
Box, Bank of Montreal, Main & Hastings Branch.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: Yes, Number unknown.

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: Neen Products of Western Canada, Terminal St.,
\$80.00. She hopes to pay this debt after the war.

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 9th day of May 1942.

[Signature]

Witness

(Signature) K. Kambuchi

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date _____

8/6/43

Our File No.

8270

Full Name

KASUBUCHI, Kazuo (Mrs. Zenya)
(Surname in Block Letters)

(Surname in Block Letters)

Registration No.

01467

Male - Female
(check)

Age

Mar. 29, 1908

Former Address

1950 E. Pender St., City

Date Evacuated

May 22/42

Naturalized - Canadian-Born - National
(check)

Present Address

Slocum, B. C.

Married - Single
(check)

Name of Wife

Name of Husband

Zanya # 01474

Name of Mother

Decreased

Name of Father

Deceased

Names of Children under 16

see husband's sheet

Requested by

E. B.

Registered with Custodian

(Yes or No)

Additional Information

Dressmaker. Owns house at

phone address

November 1st, 1946

--- REAL ESTATE ---

Catalogue No: 173
Japanese Name: Kazue KASUBUCHI (Mrs. Zenya)
Civic Address: 1950 East Pender Street, Vancouver, B.C.
Legal Description: Subdivision "B" of Lots 5 to 8, Block 48, District Lot 184, Plan 1813, Vancouver, B.C.
NOTE: This description amended to read "Lots 5 and 6" instead of "Lots 5 to 8" as above. See Cramer memo April 13th, 1944.
Classification: Dwelling and Garage.

Registered in the name of: Kazue KASUBUCHI wife of Zenya KASUBUCHI.

Title: Clear except Indemnity Agreement City of Vancouver, re crossing over sidewalk. No. 89729H.

Sold to: Eugene DePaola for \$1750.00 Cash as March 9th, 1944.

Title delivered to: Eugene DePaola as April 22, 1944. Certificate of Title No. 99551-L. Adjustments completed.

Funds released to credit of: Kazue KASUBUCHI as April 25th, 1944

Chattels: Not involved.

Fire Insurance: On Buildings transferred to new owner

Remarks: The premises at 1950 East Pender Street were left in charge of Mrs. Amy Findlater, a particular friend of Mrs. KASUBUCHI. Mrs. Findlater held a Power of Attorney from Mrs. KASUBUCHI and under same was recognized by this office in respect to the handling of this property. Later Mrs. Findlater as June 20, 1944 per letter of P.E. Wells asked him to take over the management. This was allowed by the Custodian and he continued to act until such time as the property was sold. Rental was at the rate of \$22.50 per month. This property was sold as March 9th, 1944 and Mrs. KASUBUCHI was advised as of April 18th, 1944. She replied as May 8, 1944 that she was not satisfied with the sale. Later by letter Sept. 7th, 1944 she again registered a similar complaint.

Assessed Value 1943

Land	\$220.00
Improvement	<u>750.00</u>

Appraisal - 1750.00
Sale price - 1750.00

(over)

Know all Men by these Presents

That **3. KAZUE KASUBUCHI**, wife of Zanya Kasubuchi, of 1950 Pender Street, East, City of Vancouver, Province of British Columbia

for divers good causes and considerations me thereunto moving,
HAVE nominated, constituted and appointed, and by these Presents **DO NOMINATE, CONSTITUTE**
and **APPOINT**

AMY G. FINDLATER, wife of Charles Edward Findlater, of 445
Granville Street,

of the City of Vancouver in the Province of British Columbia.

MY true and lawful Attorney, for me and in my name and on my behalf and for my sole and exclusive use and benefit, to demand, recover and receive from all and every or any person or persons, company or companies whomsoever all and every sum or sums of money, goods, chattels, effects and things whatsoever which now is or are, or which shall or may hereafter appear to be due, owing, payable or belonging to me whether for rent or arrears of rent or otherwise in respect of my real estate, or for the principal money and interest now or hereafter to become payable to me upon or in respect of any Agreement, Mortgage or other Security, or for the interest or dividends to accrue or become payable to me for or in respect of any shares, stock or interest which I may now or hereafter hold in any Joint Stock or Incorporated Company or Companies or for any moneys or securities for money which are now or hereafter may be due or owing or belonging to me upon any Bond, Note, Bill or Bills of Exchange, balance of Account Current, consignments, contract, decree, judgment, order or execution, or upon any other account.

ALSO to examine, state, settle, liquidate and adjust all or any account or accounts depending between myself and any person or persons, company or companies whomsoever. **AND** to purchase, sell, sign, draw, make, endorse, accept, discount, transfer, renew, negotiate and in every way deal with any Cheque or Cheques or orders for the payment of money, Bill or Bills of Exchange, or Note or Notes of Hand, promissory notes, deposit receipts, bonds, debentures, coupons, agreements of sale, or other security which shall be requisite. **AND** also in my name to draw upon any Bank or Banks, Individual or Individuals, for any sum or sums of money that is or are or may be to my credit or which I am or may be entitled to receive, and the same to deposit in any Bank or other place, and again at pleasure to draw from time to time as I could do. **AND** upon the recovery or receipt of all and every or any sum or sums of money, goods, chattels, effects or things due, owing, payable or belonging to me for me and in my name and as my act and deed to sign, execute and deliver such good and sufficient receipts, releases, discharges and acquittances, certificates, re-conveyances, surrenders, assignments, memorials, or other good and effectual discharges as may be requisite, and which receipt, releases and discharges shall exempt the persons paying such moneys, from all responsibility of seeing to the application thereof.

AND in case of neglect, refusal or delay on the part of any person or persons, company or companies to make and render just, true and full account, payment, delivery and satisfaction in the premises, him, them or any of them thereunto to compel, and for that purpose for me and in my name to make such claims and demands, arrests, seizures, levies, attachments, distrains and sequestrations, or to commence, institute, sue and prosecute to judgment and execution such actions, ejectments, and suits at law or in equity as my said Attorney or Attorneys shall think fit. **ALSO** to appear before all or any Judges, Magistrates or other Officers of the Courts of Law or Equity, and then and there to sue, plead, answer, defend and reply in all matters and causes concerning the premises.

AND ALSO to exercise and execute all Powers of Sale or Foreclosure, and all other powers and authorities vested in me by any mortgage or mortgages, contract or agreement now or hereafter belonging to me as Mortgagee.

AND ALSO in case of any difference or dispute with any person or persons concerning any of the matters aforesaid, or any other matters that may arise in connection therewith, to submit any such differences and disputes to arbitration or umpirage in such manner as my said Attorney or Attorneys shall see fit. **AND** to compound, compromise and accept part in satisfaction for the payment of the whole or any debt or sum of money payable to me, or to grant an extension of time for the payment of the same either with or without taking security, and otherwise to act in respect of the same as to my said Attorney or Attorneys shall appear most expedient.

To purchase, rent, sell, exchange, mortgage, lease, surrender, quit claim, and in every way deal with real estate, lands and premises and any interest therein now owned by me or hereafter acquired by me, and execute and deliver deeds, mortgages, agreements, leases, assignments, surrenders, and all other instruments.

AND ALSO for me and in my name, or otherwise on my behalf, to take possession of and to lease, let, sell, manage and improve my real estate, lands, messuages, tenements, and hereditaments, whatsoever, and wheresoever situated, now owned by me or hereafter acquired by or for me and from time to time to appoint any agent or agents, servant or servants, to assist him or them in managing the same, and to displace or remove such agents or servants, and appoint others, using therein the same power and discretion as I might do if personally present.

AND ALSO to sell and absolutely dispose of or exchange said real estate, lands and hereditaments, now owned by me or hereafter acquired by or for me, and also such shares, stocks, bonds, mortgages, and other securities for money as hereinbefore mentioned, either together or in parcels, for such price or prices, and by public auction or private sale or contract as to my said Attorney or Attorneys shall seem reasonable and expedient; **AND** to grant, remise, release, convey confirm, assign, transfer, and make over the same respectively to the purchaser or purchasers thereof; with power to give credit for the whole or any part of the purchase money thereof; **AND** to permit the same to remain unpaid for whatever time and upon whatever security, real and personal, either comprehending the purchased property or not, as my said Attorney or Attorneys shall think safe and proper.

AND ALSO to borrow such sums of money for or in relation to any of the purposes or objects herein, upon the security of any of my property, whether real or personal, and for such purposes to give and execute and acknowledge mortgage or mortgages, containing the usual statutory covenants and powers of sale on default, with such other powers and provisions as he may think proper, as also such notes, bonds or other securities as it may be necessary and proper to use therewith, and collateral thereto.

AND from time to time, as my said Attorney may see fit, to lend or invest any moneys of mine now in my said Attorney's hands, or hereafter to come into his hands, upon mortgage of real estate or interest therein, or upon such other securities, either real or personal, as my said Attorney may see fit, and upon such terms and conditions as my said Attorney may deem advisable, and from time to time to alter or vary such investments and assign or transfer the same, and should my said Attorney see fit, to invest such moneys in the purchase in my name of any property, either real or personal upon such terms and conditions as my said Attorney may see fit.

AND FURTHER, for me and in my name and as my act and deed to sign, seal, execute, deliver, and acknowledge all such assurances, deeds, quit claim deeds, covenants, indentures, assignments, mortgages, releases, and satisfactions of mortgage and other instruments in writing, of whatsoever kind and nature, and generally to deal in and with goods, wares and merchandise, choses in action, and other property in possession or action, and to make, do, and transact all and every kind of business of what nature or kind soever as shall be required, and as my said Attorney or Attorneys shall see fit, for all or any of the purposes aforesaid; **AND** to sign and give receipts and discharges for all or any of the sum or sums of money which shall come into his or their hands by virtue of the powers herein contained which receipts, releases, or discharges, whether given in my name or in that of my said Attorney or Attorneys, shall exempt the person or persons paying such sum or sums of money from all responsibility of seeing to the application thereof.

AND ALSO for me and in my name, or otherwise, or on my behalf, to enter into any agreement or arrangements with every or any person to whom I am or shall be indebted touching the payment or satisfaction of his demand, or any part thereof; **AND** generally to act in relation to my estate and effects, real and personal, now or hereafter acquired, as fully and effectually, in all respects, as I could do if personally present.

AND HEREBY GRANT FULL POWER to my said Attorney or Attorneys to substitute and appoint one or more Attorney or Attorneys under him or them, with the same or more limited powers, and such substitute or substitutes at pleasure to remove and others to appoint, I hereby agreeing and covenanting for my heirs, executors, and administrators, to allow, ratify, and confirm whatsoever my said Attorney or Attorneys or his or their substitute or substitutes shall do or cause to be done in the premises by virtue of these Presents, including in such confirmation whatsoever shall be done between the time of my decease or of the revocation of these Presents, and the time of such decease or revocation becoming known to said Attorney, or such substitute or substitutes.

AS WITNESS my hand and seal this 15th day of May
in the year of our Lord one thousand nine hundred and forty - two.

Signed, Sealed and Delibered
IN THE PRESENCE OF

Signature of Witness Winnifred Clarke (Sgd.)

Address 2708 Alberta Street,

Vancouver, B. C.

Occupation Stenographer

K. Kasubuchi (Sgd.) (L.S.)

CANADA,
PROVINCE OF BRITISH COLUMBIA,
TO WIT:

I, Amy Findlater of the City of Vancouver, in the
Province of British Columbia, do solemnly declare that:—

1. I am the Attorney appointed by the foregoing Power of Attorney.
2. At the time of such appointment, namely, on the* 15th day of May 1942, I was of the full age of twenty-one years.

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

DECLARED before me at the City of Vancouver in the Province of British Columbia, this 15th day of May 1942

Amy G. Findlater (Sgd.)

C. A. Sutherland (Sgd.)

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

*(Fill in date of Power of Attorney here)

May 15, 1942

FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the 15th day of May 1942, at the City of Vancouver

before me and acknowledged to me that she is the person mentioned in the annexed instrument as the maker thereof, and whose name she is subscribed thereto as party, that she knows the contents thereof, and that she executed the same voluntarily, and she is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at the City of Vancouver in the Province of British Columbia, this 15th day of May

in the year of our Lord one thousand nine hundred and forty - two

C. A. Sutherland (Sgd.)

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

KAZUE KASUBUCHI

AMY FINDLATER

-TO-

Power of Attorney

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 32

SUTHERLAND & SUTHERLAND
Barristers & Solicitors,
414 Crown Building,
615 Pender Street, West,
VANCOUVER, B. C.

FOR WITNESS

I, Winifred Clarke, Stenographer
of the City of Vancouver
To Wit:
Province of British Columbia

1. I was personally present and did see the within instrument duly signed and executed by Kazue Kasubuchi
make oath and say:
2. The said instrument was executed at Vancouver B. C. the party thereto, for the purposes named therein.

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

Sworn before me at the City of Vancouver in the Province of British Columbia, this 15th day of May 1942

C. A. Sutherland (Sgd.)

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

Winifred Clarke (Sgd.)

Dated May 15 1942

THIS AGREEMENT made in duplicate this 15th day
of May, A. D. 1942.

BETWEEN:

KAZUE KASUBUCHI, wife of Zanya Kasubuchi,
of 1950 Pender Street, East, City of Van-
couver, Province of British Columbia, (herein-
after called the Party of the First Part)

OF THE FIRST PART

AND:

AMY G. FINDLATER, wife of Charles Edward Find-
later, of 445 Granville Street, City of Van-
couver, Province of British Columbia, (herein-
after called the Party of the Second Part)

OF THE SECOND PART.

WHEREAS the Party of the First Part is the owner
of the land and premises known as 1950 Pender Street, East,
Vancouver, B. C., more particularly known and described as:
Lot B, Five to Eight (5 to 8), Block Forty-eight (48), Dis-
trict Lot One Hundred and Eighty-four (184), Group One (1),
New Westminster District.

AND WHEREAS the Party of the First Part has been
obliged to vacate said premises and leave the City of Vancouver
for the duration of the war.

AND WHEREAS the Party of the First Part has request-
ed the Party of the Second Part to act as her agent in look-
ing after said land and premises during her said absence.

AND WHEREAS the Party of the Second Part has agreed
to do so upon the conditions hereinafter set forth.

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:-

1. The Party of the Second Part agrees to act as agent
for the Party of the First Part in looking after the said land
and premises and agrees to look after the renting or leasing
of same and collecting of the rents thereof, and out of the
rents collected, to attend to the payment of city taxes and
water rates and necessary repairs and improvements.

2. The Party of the Second Part agrees to keep accurate
statements of all moneys collected from rents and all moneys
paid out on account of said property and will render an account
to the Party of the First Part when called upon to do so.

3. The Party of the First Part agrees to pay to the
Party of the Second Part for her services rendered as above
five (5%) percent out of the rents collected. Same to be
retained by the Party of the Second Part out of the rents
collected.

4. It is further agreed between the parties hereto, that out of the rents collected the following charges will be made:-

1st charge - To the Party of the Second Part,
5% commission.

2nd charge - Payment of city Taxes and water rates.

3rd charge - Necessary repairs and improvements.

5. It is further agreed between the parties hereto that if there is not sufficient rental money to pay for these said charges that the Party of the First Part, out of her own pocket, shall forward to the Party of the Second Part, sufficient money therefore.

6. It is further agreed between the parties hereto, that no major repairs or improvements shall be done to the said premises without the consent in writing of the Party of the First Part.

7. It is further agreed between the parties hereto, that with the written consent of the Party of the First Part, that the Party of the Second Part can mortgage or sell the said land and premises at any time, and in that event, the Party of the First Part shall pay to the Party of the Second Part for her services in connection therewith, Five (5%) commission of either the mortgage money or the sale price, same to be retained out of said moneys by the Party of the Second Part.

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

SIGNED, SEALED AND DELIVERED)

in the presence of)

Christy Ann Sutherland (Sgd.))

2744 - 1st Ave. West,)

Vancouver, B. C.)

Solicitor.)

K. Kasubuchi (Sgd.) (L.S.)

A. G. Findlater (Sgd.) (L.S.)

Rec'd	FEB 2 1944
File No.	8270
Ans.	✓
Referred	HARROF

1508 Standard Bank Building,
Vancouver, B.C.
February 1st, 1944.

"The Custodian",
506 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

Dear Sir:

The undersigned hereby tenders the sum
of \$1250.00 for the purchase of property described as:

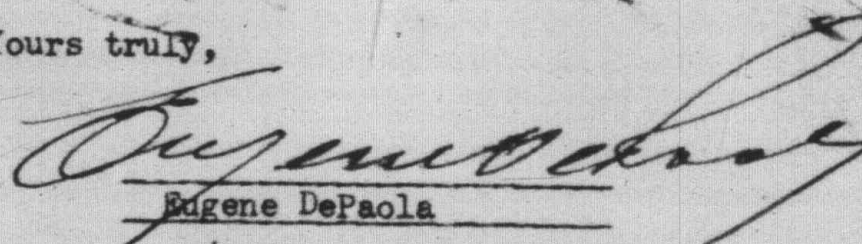
Catalogue No. 173- known as 1950 East Pender
Street

and described as:

Lot B/5-8, Block 48, District Lot 184

A certified cheque, payable to the order
of The Custodian, in the sum of \$125.00, being 10% of the amount
tendered, is herewith enclosed.

Yours truly,


Eugene DePaola

c/o Farris & Co.,
1508 Standard Bank Building,
Vancouver, B.C.

Enc.

8270

2nd February, 1944.

Eugene DePaola Esq.,
c/o. Messrs. Farris & Co.,
1506 Standard Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 173
1950 East Pender St.

We are in receipt of your letter of the 1st instant in which you submit an offer to purchase the above property for the sum of \$1,250.00 and enclose your certified cheque for \$125.00.

As we did not receive any tenders on this particular property, we are prepared to give consideration to any offer which we may now receive, based upon an independent valuation.

At the moment this property has not been appraised, but we will endeavour to have this done as soon as possible and then advise you in regard to the offer to which you refer.

Yours truly,

F. G. Shears,
Director.

PMH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
February 11, 1944.

EVACUATION SECTION	
Rec'd	FEB 14 1944
File No.	8270
Ans.	
Referred	

Catalogue #173.

1950 Pender St.E.B of 5 to 8/48/184.

Lot -- 28.2 by 70.1. No lane.

This is a five-room semi-bungalow in very good condition, containing three rooms on main floor with two bedrooms, bath and toilet on second floor. All rooms are small. Full cement basement with furnace, in bad repair. Duroid roof. The lot is small and there is no lane.

Value for Sale - - - - - \$1,750 ^

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

8270

REGISTERED

22nd February, 1944.

Eugene DePaola Esq.,
c/o Messrs. Farris & Co.,
1508 Standard Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 173
1950 East Pender St.

Further to our letter of the 2nd February, we are not able to accept your offer to purchase the above property for the sum of \$1,250.00 and are returning your cheque for \$125.00 herein.

No acceptable tender has been received on this property and we are now prepared to consider revised offers. This property has now been independently appraised and the Custodian will not be interested in any sum less than \$1,750.00.

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.

Yours truly,

F. G. Shears,
Director.

PMH
encl.

Rec'd	FEB 25 1944
File No.	8270.
Ans.	RM.
Referred	HARRIS.

1508 Standard Bank Building,
Vancouver, B.C.
February 25th, 1944.

"The Custodian"
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

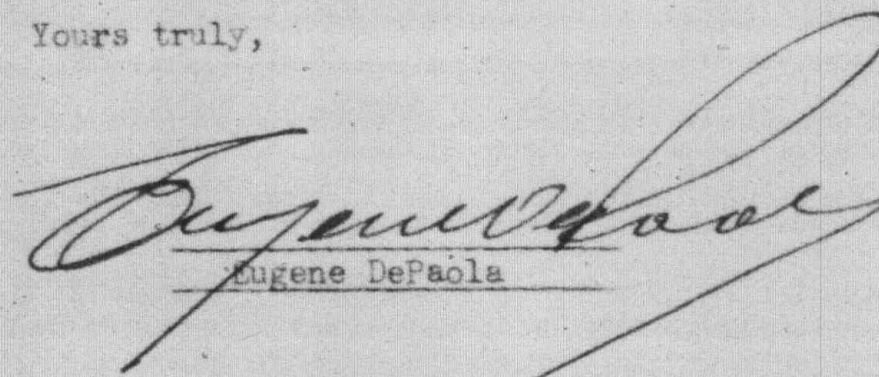
Dear Sirs:

The undersigned hereby tenders the sum of
\$1750.00 for the purchase of property described as:

Catalogue No. 173, known as 1950 East Pender Street,
and described as Lot B/5-8, Block 48, District Lot 184.

A certified cheque, payable to the order of the
Custodian, in the sum of \$175.00, being 10% of the amount tendered,
is herewith enclosed.

Yours truly,


Eugene DePaola

Enc.

8270

March 6th, 1944

Eugene DePaola, Esq.,
1508 Standard Bank Building,
Hastings Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 173,
1950 East Pender Street

This will acknowledge receipt of your letter of the 25th instant in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$1750.00.

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 \$1575.00, to complete the purchase price on this property.

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.

A statement of adjustments of taxes, etc., will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

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

Yours truly,

F.O. Shears,
Director.

FOS/AM

STATEMENT RE SALE OF:

Name: KANBUCHI, Kazuo

File No: 8270

Catalogue No: 173

Reg. No 01467

Street Address: 1950 E. Pender

Legal Description: Van. B.C.
Subdiv. "B" of Lots 5 to 8
Blk 48/184/1813

Date of Sale and Adjustments March 9, 1944

Sale Price

3 1750.00

~~Real Estate Agents Commission~~

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance

.85

Taxes

6.45

Water

2.62

7.00

Re - wire to water tank

21.57

4.14

1761.99

1740.42

Net Proceeds credited to your account
as at March 9, 1944.

Date: March 2nd, 1946

Compiled by: Mr. George Peters

*Met 10/48
Note: This was made out subsequent to
General Statement in which Gross Sale
price of \$1750.00 was shown.*

Catalogue No. 173
File No. 8270
1970 East Tenth Street

ADJUSTMENTS

As of March 9th, 1944 69 days

Debit purchaser.	
Registration fees on Deed \$1750.00	\$ 7.75
Insurance prem. 6.25 @ 13.65	.85
Ex. 5/8/44	
Water paid to June 30th, 1944	7.00
Repairs to water tank	<u>4.14</u>
Total debits	\$19.74

Credit purchaser.	
69/365 x \$34.10 Sellers proportion of	\$ 6.45
taxes for 1944	
69/184 x \$ 7.00 Water to June 30/44	2.62
Rent collected - March 9th to 31st -	
22/31 x \$21.37	<u>15.16</u>
Total Credits	24.23
Less total Debits	<u>19.74</u>
Net amount due to purchaser	<u><u>\$ 4.49</u></u>

File No. 8270.
Catalogue No. 173.

April 5th, 1944.

MEMORANDUM

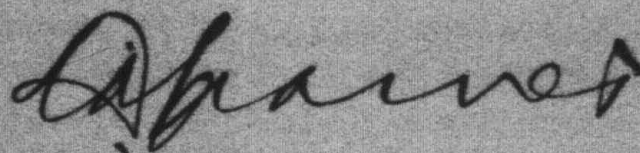
TO: Mr. George Peters

FROM: Mr. D. A. Cramer

KAZUE KASUBUCHI
Subdivision "B" of Lots 5
and 6, Blk. 48, D.L. 184,
Gp. 1, N. W. D., Plan 1813.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated March 23rd, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 99550-L, dated March 23rd, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 99551-L, dated March 23rd, 1944, registering the property in the name of Eugene DePaola (Deed).
3. Duplicate of Transmission dated March 13th, 1944.
4. Duplicate of Deed dated March 13th, 1944 - Secretary of State to Eugene DePaola.
5. Certificate of Indefeasible Title No. 99551-L, dated April 3rd, 1944, covering the above property in the name of Eugene DePaola.



DAC:JS
Encls.

P.S.

See the letter from Mr. Edmonds attached herewith re designation of lots.

File No. 8270

April 13th, 1944.

MEMORANDUM

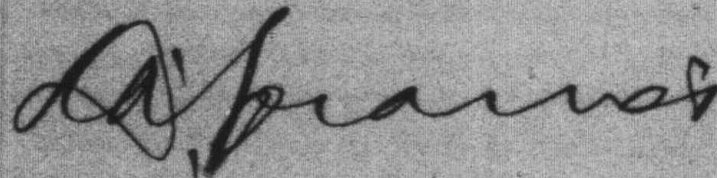
TO: Mr. George Peters

FROM: Mr. D. A. Cramer

KAZUE KASUBUCHI

Subdivision "B" of Lots 5
and 6, Blk. 48, D.L. 184,
Gp. 1, N. W. D., Plan 1813.

You will notice that the description of this property in the Catalogue and on the C/E was Subdivision "B" of Lots 5 to 8, Blk. 48, D.L. 184, N.W.D., Plan 1813. This description was wrong and should have been, Subdivision "B" of Lots 5 and 6. The Subdivisions of Lots 7 and 8 run from the letters "D" to "L" and there are no Japanese owners listed in any of these Subdivisions, but Subdivision "B" of Lot 5 and 6, Blk. 48, D.L. 184, N.W.D., Plan 1813, is the same property as the one described on C/E as Subdivision "B" of Lots 5 to 8, Blk. 48, D.L. 184, N.W.D., Plan 1813. This occurred in the Land Registry Office, so Mr. Eugene DePaola is now the owner of the lot which he purchased, being 1950 East Pender Street, Vancouver, B. C.



DAC:JS

8270

April 18, 1944.

Mrs. Kazuo KASUBUCHI,
Registration No. 01467,
Sloven, B. C.

Dear Madam:

Re: Catalogue No. 173
1950 East Pender Street

Please be informed that 1950 East Pender Street has been sold as of March 9, 1944, for the sum of \$1,750.00 which is equal to the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price		\$1,750.00
Less real estate agent's commission @ 5%	\$87.50	
Less balance of 1943 taxes	<u>.32</u>	<u>87.82</u>
Net amount to your credit		<u>\$1,662.18</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:MA
cc B. C. Security Commission

Catalogue No. 173
File No. 8270
1950 East Pender Street
"B"/566/48/184

Receipt of Certificate of Title No. 99551-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled. Receipt is also acknowledged of copy of Michigan Fire & Marine Insurance Company policy No. 6018051 which has been assigned to me, and cheque for 4.49 representing closing adjustments on sale of 1950 East Pender Street,

Dated at Vancouver, B. C., this 22nd day of April 1944.

Egon

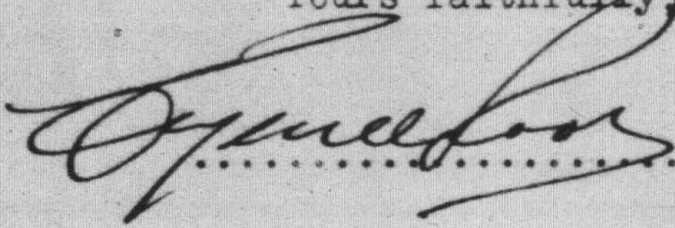
To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 1950 East Pender 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,


.....Signed

EVACUATION SECTION	
Rec'd	MAY 10 1944
File No.	8270
Ans.	AN
Referred	Peters

#4 Building,
Hogan City, B.C.
May 8, 1944.

Dear Sir:

I received your letter few days ago, & in it, it was written that my property had been sold.

I am not satisfied with this so I want to know from whom did you get permission to sell my property. Please let me know. X

Mrs. Findlater is doing best for me in everything so please hand over to her the sum of rents up to the last date. And here I am sending you back this paper.

Yours truly,

K Kasubuchi

Mr. Wilson

8270

May 19, 1944.

Mrs. Kazuo KASUBUCHI,
Registration No. 01467,
Slocan, B. C.

Dear Madam:

We are in receipt of your letter of May 8th. This has been carefully read and we can appreciate that the disposal of your property is a matter of great personal concern to you. However, the sale of all Japanese properties is being carried out as a part of a policy of liquidation outlined by Ottawa on the basis of appraised values.

Your letter has been placed on our files so that your comments in regard to this sale will remain on record, but we can only advise you that we are unable to consider any alternative in regard to this matter.

We are attaching herewith the statement which you have returned to us as no doubt you will require this for your personal record.

Yours truly,

George Peters,
Administration Department.

GP:EB
Attach.

EVACUATION SECTION	
Rec'd	SEP 11 1944
File No.	8270
Ans.	for
Referred	Milson

Slocan City, B.C.
Sept 7th, 1944.

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

File NO 8270

Dear sirs;

You have informed me that my property located at
1950 Pender St East, Vancouver, B.C. has been sold.

As you are aware, I have never consented to the sale
nor ratified it but have all times and do now object to the sale
of my said property. Because, however, I am in destitute cir-
cumstances, I have requested from you, I have acknowledge receipt
of you cheque the sum of \$40.00 the proceeds of the sale of the
property in order to maintain myself and family but in doing so I
wish it made clear that it is only being accepted under protest
and without prejudice to any rights which I have or may have
arising out of what I consider the wrongful sale and disposition of my
property

Yours truly.

Kazue Kasubuchi

Kazue Kasubuchi. NO 01467

RE - KASUBUCHI, KAZUE (MRS. ZENYA)

1950 East Pender Street, Vancouver, B. C. - 01467

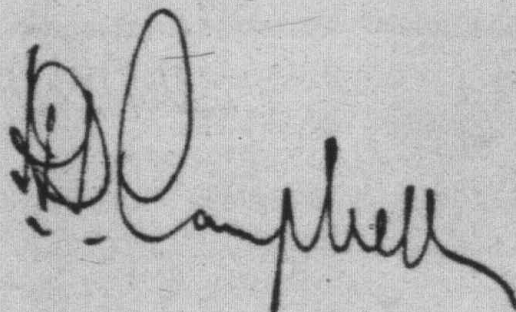
1. The real property of the above declarant consists of a lot 25x60 on which there is a small frame dwelling house of two storeys containing 5 rooms.
2. The taxes for 1941 are paid.
3. The house is insured for \$2,000.00, the name of the company handling the insurance and the exact expiry date will be ascertained later. Apparently the policy has nearly a year to run.
4. The house itself appears to be in good state of repair and has a very attractive appearance and should be readily rentable. As a matter of fact there is an applicant at present for lease of the premises.
5. In looking into the arrangements which Mrs. Kasubuchi has made with regard to future handling of her property, I found that in anticipation of her evacuation she had entered into an agreement with Mrs. Amy G. Findlater, this agreement being very comprehensive, providing for the renting of the property and distribution of the revenue. There is also a general Power of Attorney properly completed, made by Mrs. Kasubuchi in favour of Mrs. Findlater.
6. I have thoroughly investigated the reasons underlying this action on Mrs. Kasubuchi's part, and I am absolutely satisfied that this was done at her definite request and that Mrs. Findlater's interest in the matter is entirely benevolent.
7. Apparently the situation in brief is as follows:- Mrs. Findlater, through her association with the United Church Mission has been connected with Japanese for nearly thirty years and has known Mrs. Kasubuchi for over twenty years. I understand that Mrs. Kasubuchi, from time to time, has been employed by Mrs. Findlater and has developed, during this period of time, a mutual liking and respect, and in the emergency which has arisen in connection with the Japanese, Mrs. Kasubuchi went to Mrs. Findlater with her troubles and urgently requested her to look after her property.
8. Mrs. Findlater, after due consideration and discussion with her husband, Mr. C. E. Findlater, who operates the Elgar School of Music and is very well known in Vancouver, agreed to look after the property on the understanding that everything was put on a cut and dried basis and for that purpose the services of Sutherland & Sutherland Barristers and Solicitors, were retained and the documents above-mentioned were drawn up.
9. These documents, copies of which are attached, appear to be properly drawn and very explicit. I might mention that the handling fee of 5% to Mrs. Findlater was objected to by her but Mrs. Sutherland advises me that Mrs. Kasubuchi was so insistent on this point that it was incorporated in the instrument.
10. As Mr. and Mrs. Findlater's standing in the community is unquestioned, and their interest in the matter, as mentioned, is entirely benevolent, I recommend strongly that you approve these arrangements made by Mrs. Kasubuchi in anticipation of her evacuation and authorize Mrs. Findlater to carry on under the agreement.

Re - Kasubuchi Kazue (Mrs. Zenya)

11. With regard to the furniture and effects left on the premises, I am today having the inventory checked and will have Mrs. Findlater sign a copy of this as correct and accepting the responsibility thereof.

12. I will forward a supplementary report covering this and sundry other items at a later date. In the meantime would you be good enough at your very earliest convenience, to give this matter your consideration and advise me as to your instructions. I wish to say again that the arrangement made is in Mrs. Kasubuchi's interest and hope that you will see your way clear to approve the present situation as it is. My opinion is that Mrs. Kasubuchi's interests would be best served by permitting this agreement to stand.

13. I have, of course, advised Mrs. Findlater that if your approval is received it will be necessary for her to not only account, with regard to the revenue and disbursements, to Mrs. Kasubuchi but also to your Office, in order that you should at all times be posted on the situation in connection with this Japanese property.



May 27, 1942.

File No. 6270

SUMMARY

November 1st, 1946

LIABILITIES

Re- Kazuo KASUBUCHI,
Reg. No. 01467

The following claims against Kazuo KASUBUCHI are
revealed on the file:-

1- Neon Products of Western Canada Ltd. 80.36

This was settled in full, as agreed
for \$75.00 by payment thru this office
Jan. 20, 1943.

2- B.C. Telephone Co. - 3.54

This was settled thru this office as
Dec. 19th, 1942 -

3- Charles Findlater 1125.13

This was settled thru this office as
Dec. 20th, 1944. Payment of same was
approved by letter of Dec. 13, 1944
per Mrs. KASUBUCHI. Paper writings on
file establish the indebtedness.

No other indebtedness against Kazuo KASUBUCHI is
revealed on the file.

The above Summary is certified
to be in accordance with the information
on file, November 1st, 1946.

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

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MRS. KAZUYE KASUBUCHI

File No. 8270

Reg. No.

Company Sun Life Insurance Co.,

Agency Vancouver

Policy No. 865877

Premium - \$54.90

Payable: ^X Annually, Semi-annually or monthly

Month April

Day 4

REMARKS:

File No. 8270

----- SUMMARY -----

November 1st, 1946

-- PERSONAL PROPERTY --

Kazue KASUBUCHI,
Reg. No. 01467

CHATELS:

See Chatels Schedule

See our letter to Mrs. Kazue KASUBUCHI August 9th, 1944 per Spain which states in part:-

"We interviewed your attorney, Mrs. Findlater, and visited the premises in her company and as a result of our inspection and mutual discussion, it would appear that all of your chattels formerly at 1950 East Pender Street have been shipped to you, sold to other parties, or abandoned by Mrs. Findlater."

BONDS:

LIFE INSURANCE:

- (On Page 3 of registration dated May 9, 1942 by
-) Kazue KASUBUCHI is recorded the following:-
- (
-) "\$300.00 Victory Bonds, in Safety Deposit Box,
- (in Bank of Montreal, Main & Hastings Branch."
- (
-) "Sun Life Assurance Co. Vancouver, Policy No. 865877
- (for \$1000.00, beneficiary my husband ZENYA. Policy
- (in Safety Deposit Box, Bank of Montreal, Main &
-) Hastings Branch."

As none of these vested with the Custodian no action was taken by this office in this respect.

SHARES:

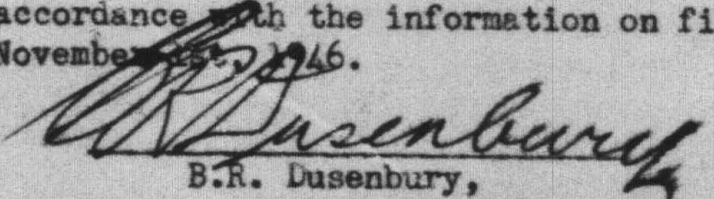
A memo on file indicates that Kazue KASUBUCHI held 3 shares in Associated Cleaners and Dyers Ltd. By reference to File #7822 - of that Company it is noted that the dividends from liquidation of this Company are being paid by Walter A. Jacklin & Co. Chartered Accountants, direct to Evacuee shareholders.

SPECIFIED ARTICLES:

There are no Cameras, Radios, Fire Arms or Vessels revealed in the registration or the file.

No other Personal Property of Kazue KASUBUCHI is revealed on the file.

The above Summary is certified to be in accordance with the information on file, November 1st, 1946.


B.R. Dusenbury,
Office of the Custodian.

File No. 8270

CHATTEL SCHEDULE

November 2nd, 1946

Re:- Kasue KASUBUCHI, Reg. No. 01467

Declared by Mrs.

Shipped

A. Findlater June 2/42.

KASABUCHI on J.P. Form May 9/42

UPSTAIRS

Back Bedroom

2 beds, springs, mattresses, complete
2 chairs

Left in Crone Storage Co. Ltd. 760 Beatty St.

1 bed (square frame)

FRONT BEDROOM

1 wardrobe
1 dressing table
1 kitchen table
3 kitchen chairs
1 piano stool
1 what-not,
1 stool
1 table lamp-stand
1 full length mirror and stand

1 Sewing Machine (No. 4, A.D. 145906)
1 " " No. 4, A.D. 02851)

1 bureau
1 rrape & Curtain
rubber water hose
elec. supplies

Remarks:
For explanation
of disposal of
chattels see Mr.
Spain's ltr on file
dated Aug. 9/44.

3 Parlour tables
1 Book Stand
1 Table lamp stand
10 Kitchen chairs
4 Sewing Machine Chairs
1 Set of Buddhist Shrine
1 McClary Kitchen Range with Sawdust
"urner and Fittings

1 Electric Heater

20 Sets of Curtains and 10 Blinds

4 Inlaid Linoleums

1 Full length Mirror Stand

Canvases, snaps and threads

1 Tailor Sewing Machine, Y #1163550-
31K20

1 Button Hole Machine in above
Machine's drawer

1 Lawn Mower

1 Garden Scissors

1 100 ft Garden Hose with Nozzle

1 Tricycle (CCM)

1 Kiddy's car

Chinaware in closet

Kitchen Utensils

3 kitchen tables

1 2 pc Bedroom set with springs and mattresses

1 Bed

1 Sofa

1 Whole set of Boy's Festival Dolls and Toys

1 Clothing closet

1 Showcase

M.D. Donichew

KITCHEN

1 McClary Stove with Sawdust burner

2 Kitchen tables

2 stools

BASMENT

12 boxes household goods

3 lengths stove-pipe, 1 elbow,

1 sawdust hopper

1 sleigh

1 lawnmower

1 Sewing machine

1 wheelbarrow

1 Bamboo umbrella

1 pr shears

2 boxes toys

BASMENT cont'd.

1 large cabinet (packed)

1 kitchen table

Sundry toys

1 2-hole electric plate

1 box kitchen sundries

File No. 8270

CHATTEL SCHEDULE

Nov. 2, 1946

Declared by

Mrs. Findlater.

BASEMENT - continued.

- 1 small cabinet (packed)
- 6 rolls linoleum
- 1 carton tinware
- 1 garden hose
- 1 kiddie car
- 1 tricycle

GARAGE

- 1 showcase

M.D. J. Davidson

8270

April 20, 1942.

Mrs. K. Kasabuchi,
521 Robson Street,
Vancouver, B. C.

Dear Madam:

PLEASE TAKE NOTICE that you have committed a breach of the contract made between this Company and yourself, and dated the 20th day of June, 1940, as follows:

By vacating the premises where the display is located.

AND FURTHER TAKE NOTICE that this Company is taking possession of the display covered by the said contract, and declares the balance of the instalments therein provided to be paid to be forthwith due and payable in accordance with Paragraph 20 of your contract, and consequently there is now due and payable the sum of \$98.00.

This Company demands payment of the said sum of \$98.00 in accordance with your covenant contained in the said contract.

Yours very truly,

ELCO PRODUCTS OF WESTERN CANADA LIMITED.

C. C. Corbet,
Secretary-Treasurer.

I.	
Balance of Contract	98.00
Credit for unearned maintenance to expiry date of contract.	<u>17.64</u>
	\$80.36

Agreement No. 6577

DISPLAY AGREEMENT

THIS AGREEMENT made in triplicate the

20th

day of June

1940, at

Vancouver

between NEON PRODUCTS OF WESTERN CANADA, LIMITED, 260 Terminal Ave., Vancouver, B. C., Owner,

and

Mrs. K. KASUBUCHI

521 Robson

Vancouver, B. C.

ADVERTISER.

WHEREAS the Advertiser has requested the Owner to construct and install upon the premises hereafter mentioned a Claude Neon Display appropriate exclusively to the Advertiser's business and to permit the Advertiser to use the same, which the Owner has agreed to do in consideration of these presents:

NOW THEREFORE THIS AGREEMENT WITNESSETH that the parties hereto mutually covenant and agree as follows:

1. The Owner at its own cost shall construct and install at the location specified in Exhibit "A" the illuminated display, exclusive of service wiring and switches, described in Exhibit "A" hereto, and in the plans (if any) this day approved in writing by the Advertiser, hereinafter called the display.
2. The Owner hereby grants to the Advertiser leave and license to use the display for the term of thirty-six months, commencing the first day of the month following the date of installation thereof at the premises aforesaid, subject to the terms, covenants and conditions of this agreement.
3. The display is now and shall remain the sole property of the Owner.

4. The Advertiser shall pay to the Owner for the construction, installation and use of the display, at its office, 260 Terminal Avenue, Vancouver, B. C., monthly and every month during the said term the sum of (\$ 7.00 - -)

SEVEN 00/100 - - - - -

Dollars, payable on the first day of each month, commencing the first day of the month following installation of the display, provided, however, that the monthly payments for the last two months of the said term shall be paid on the execution of this agreement. All overdue payments shall bear interest at the rate of seven per cent. per annum. Time shall be deemed to be of the essence of this agreement.

5. **BUILDINGS AND STRUCTURES.** The Owner agrees to furnish, if required, supporting structures and attachments of sufficient strength for the installation of the said display. If the building or erection upon which the said display is proposed to be installed, in the opinion of the Owner, requires re-enforcement or alteration the Advertiser shall perform such work at his own expense.

6. **REMOVAL OF OBSTRUCTION.** If prior to installation of the said display or during the said term there is found to be any obstruction to a clear view of the display, it shall be the duty of the Advertiser to arrange and pay for the removal of such obstruction, if he desires the same removed.

7. **PERMITS.** The Advertiser shall obtain the necessary permission from the owners of the premises and others, exclusive of public authorities, whose permission is requisite for the installation and maintenance of the display and shall be responsible that such permission once obtained shall not be revoked.

8. **DELIVERY.** The Owner shall promptly commence the construction of the display and prosecute work thereon with all due diligence until completion, provided that performance by the Owner shall be subject to delay by strikes, lockout, breakages, fire, commercial delays unforeseen by the Owner or acts of God.

9. **SERVICE WIRING.** The Advertiser shall bring service wiring and switches required by the Owner to the location of the display and shall maintain and pay for a sufficient supply of electric current for the display.

10. **MAINTENANCE.** The Owner shall, at its own expense maintain and service the display as and when considered necessary by the Owner, including in such service, inspection, cleaning, repainting and all necessary repairs.

When and if the display fails to operate, the Advertiser shall forthwith after the happening of any such event notify the Owner, and if the display fails to operate for any reason except through fault of the Advertiser, his servants or agents, the Owner shall repair the display within thirty-six hours after receipt of such notice. If the Owner fails to make such repairs the Advertiser shall receive credit to the amount of 1/720th of the monthly payment for every hour the display fails to operate in whole or in part after expiration of such thirty-six hour period which compensation the Advertiser shall accept in lieu of all claims for damages of any kind whatever. PROVIDED HOWEVER that in the event of damage to the display occasioned by any act or omission of the Advertiser, weather conditions, act of God, or the act of anyone other than an employee or agent of the Owner, no compensation shall be payable by the Owner and the provisions of paragraph 12 hereof shall apply.

11. **INSURANCE.** The Owner shall maintain during the term fixed by paragraph 2 hereof liability insurance providing for indemnity to the Owner and/or the Advertiser in the sum of at least \$10,000.00 which policy or policies of insurance the Advertiser may inspect at the office of the Owner.

12. **DAMAGE TO DISPLAY.** In the event of damage to or destruction of the display by any cause other than any act or omission of the Advertiser, his servants or agents, the Owner shall have the right either to rebuild the display extending the term fixed by paragraph 2 hereof for such period of time as may be necessary to make up the full term thereof, or to terminate this agreement, in which latter event the Advertiser shall be relieved from liability to pay further monthly payments as herein mentioned. In event of damage to or destruction of the display by any act or omission of the Advertiser, his agents or servants or any of them, the Advertiser shall pay to the Owner the cost of repairs and replacements which shall be performed by the Owner forthwith after payment therefor.

22. **RENEWAL.** Upon faithful performance by the Advertiser of all the provisions of this agreement and upon termination thereof option is given the Advertiser to extend the terms of this agreement for a period of

rent of the sum of (\$

Dollars monthly during such extended term.

NEON PRODUCTS OF WESTERN CANADA, LIMITED

(Owner)

By "F. A. Rowland" Sales Representative.

Accepted: "C. C. Corbet"

By Executive Officer.

DATE June 21, 1940

"K. Kasubuchi"

Advertiser.

By

EXHIBIT A

Vancouver

City

521 Robson Street

DISPLAY TO BE INSTALLED AT

DISPLAY TO READ AS FOLLOWS

DRESSMAKING

in letters each 6 inches

RED Neon Tubing

in letters each 6 inches

BLUE Neon Tubing

in letters each 6 inches

GREEN Neon Tubing

in letters each 6 inches

MAKING GREEN Neon Tubing

in letters each 6 inches

Neon Tubing

in letters each 6 inches

Neon Tubing

NEON BORDER

NEON OUTLINING

MARQUEE OR CANOPY (the property of Neon Products of Western Canada Ltd.)

FOLLOWING UNILLUMINATED COPY: ROBSON

Flush

STYLE OF OTHER LETTERS Paint

Metal

BACKGROUND (Material)

Width 1 1/4"

Length 4 3/4"

DIMENSIONS: Length

double

SINGLE OR DOUBLE FACE:

HORIZONTAL OR VERTICAL

Horizontal

Face of Letters

suitable

COLORS: Background

suitable

LOCATION OF DISPLAY ON BUILDING Centre front of building

ORIGINAL LAMPS SUPPLIED BY

REPLACING TO BE DONE BY

TIME CLOCK SUPPLIED? NO

FLASHER SUPPLIED? NO

To floor

(Subject to City approval)

PLACE FOR ENDORSEMENT

Service wiring to be charged over and above this contract price.

\$19.00 full price.

1 box
9270

List of contents of house at 1950 East Pender Street.

KASUBUCHI, Kazuo (Mrs. Zenya)

UPSTAIRS

Back Bedroom

2 beds, springs, mattresses, complete.

2 chairs.

Front Bedroom

1 wardrobe,

1 dressing table

1 kitchen table

3 kitchen chairs

1 piano stool

1 what-not

1 stool

1 table lamp-stand

1 full length mirror and stand

DOWNSTAIRS

Front Room

1 Sanitary Couch

1 chair

1 kitchen table

1 round table

2 pictures

Kitchen

1 McClary Stove with sawdust burner

2 kitchen tables

2 stools

Basement

12 boxes household goods

3 lengths stove-pipe, 1 elbow

1 sawdust hopper

1 sleigh

1 lawn mower

1 sewing machine

1 wheelbarrow

1 bamboo umbrella

1 pr. shears

2 boxes toys

Basement (Continued)

1 large cabinet (packed)
1 kitchen table
sundry toys
1 2-hole electric plate
1 box kitchen sundries
1 small cabinet (packed)
6 rolls linoleum
1 carton tinware
1 garden hose
1 kiddie-car
1 tricycle
GARAGE
1 showcase

This inventory was checked by me personally and I hereby certify that it is a correct and true list of the movable property, listed by Mrs. Kasubuchi, at her house at 1950 East Pender Street.

I further agree to accept full responsibility for its safe-keeping until such time as Mrs. Kasubuchi regains control of this property.

Dated June 2, 1942.

(Mrs) A. G. Fendler

Urgent

File #8270

4th June, 1942.

To: Mr. Drewry

From: Mr. Milsom

Re: Mrs. Zenya Kazue KASUBUCHI

Mr. Campbell's office advises us that Mrs. Findlater has a tenant for the above party's property at \$20.00 per month, subject to spending \$130.00 on repairs, which she states has Mrs. Kasubuchi's approval. The amount to be paid from rentals.

I have informed Mr. Campbell that this is satisfactory but that all rentals are to be reported and remitted monthly, and we will pay the contractor, taxes etc.

Mrs. Findlater insists that we carry out in full her arrangement with Mrs. Kasubuchi, she to have complete control, pay the contractor, taxes etc., making reports only to us, and has advised Mr. Campbell that she is having Mr. Maitland, Solicitor, take up the matter with us on her behalf.

Please advise me if you will let the arrangement stand.

Please note there is a debt to Neon Products of \$80.00, for which no provision has been made.

E. Milsom

File No. 8270

5th June, 1942.

MEMO - MR. MILSON

Re: Kazue Kasubuchi (Mrs. Zenya)

Replying to your memorandum of the 4th I have seen Mrs. Findlater and arranged with her that we will not interfere, for the time being, in this matter. I have sent her the usual letter and she understands that she must now remit the rents monthly and will also send us any accounts incurred for cleaning the house and repairs and these will be paid from here.

Mrs. Findlater has a tenant who will pay \$20.00 per month. She proposes to have the house cleaned and renovated and the back and front stairs fixed at an approximate cost of \$150.00. This is a competitive price and is the lowest. She is proposing to advance \$75.00 of the cost of this from her own money and she will send us any particulars of this so that she can be repaid out of the rents.

She was inclined to question the fairness of the bill of Neon Products and before anything is done about it confirmation of this should be obtained from the Japanese lady.

CLD:LF

8270

Mrs. Amy G. Findlater,
445 Granville Street,
Vancouver, B. C.

Dear Madam:

Re: Kazuo Kasubuchi (Mrs. Zenya)
1950 East Pender Street

Now at SLOCAN B.C.

5th June, 1942.

The above named Japanese has declared ownership of the under mentioned property and has informed this office that he has arranged with you to look after this property for him as his agent. Will you please confirm, if this is the case, and furnish to us full particulars of the arrangement. Upon receipt of this information the Custodian will consider whether or not any steps need be taken by him but if the arrangement appears reasonable it is not likely that the Custodian will, for the present, interfere. As the property has now vested in the Custodian, however, it will be necessary for you to remit all monies which you collect direct to this office and the property cannot be sold or otherwise disposed of or dealt with until the matter of such sale, disposition or dealing has been referred to this office for consideration.

It would assist us to have a full report from you regarding this property with copies of any leases or full details of any rental or other arrangement affecting it.

Remittances of all monies collected, less the usual collection fee, must be made monthly in a form satisfactory to the Custodian's office and must be mailed to reach this office not later than the 10th of the month following the month in which such monies were collected by you. The present intention is to use the monies received, so far as they will extend, to pay taxes, insurance premiums, mortgage payments, if any, and any other carrying charges on the properties in question.

It may be that the Japanese owner or his family are still in occupation and in view of the Custodian's interest in this property we wish to be sure that prompt steps will be taken upon the evacuation of the family to safeguard the property and get it on a revenue producing basis as soon as possible. I

would therefore be obliged if you would notify me promptly should it come to your attention that the Japanese or his family has been evacuated.

The property referred to is:

1950 East Pender Street, Vancouver, B. C., Legal
Description Lot B/5 to 8, Block 48, D.L. 184

Yours truly,

C. L. Drewry
Manager

CLD:LF

Milson

June 9th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 10 1942

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

Dear Sir:-

Attention - Mr. Brewry

Re - Kazuo Kasubuchi (Mrs. Zenya)
Your File 8270

I beg to acknowledge receipt of your
letter of the 5th instant.

Following my conversation with you, I have
looked further into the matter and have decided that
it will be advisable that I should attend to the
painting and repairs to this property and pay for same
from the funds of Mrs. Zenya.

As soon as the building is in a condition
to rent, I will procure a tenant and remit to you the
rental for the first month, after which I would be
pleased if you would place the property in the hands of
some local agent for collection and management.

I would be glad if you would advise me at
the earliest possible moment, if this has your
approval, so that I may proceed with the necessary work.

Yours truly,

(Mrs) A. G. Findlater.

8270

no 7052

June 12, 1942

Mrs. Amy G. Findlater,
445 Granville Street,
Vancouver, B. C.

Dear Madam:

Re: Kazue Kasubuchi (Mrs. Zenya)
1950 East Pender Street

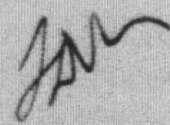
We are in receipt of your letter of June 9 and there will be no objection in so far as the Custodian is concerned for you to attend to the painting and repairing of the house at 1950 East Pender Street, payment for this work to be made from the funds of Mrs. Kasubuchi which you control.

We note that you will procure a tenant for the house when it is fixed up and we would ask you to see that the new tenant signs a receipt for the personal effects left in the house. When a tenant is obtained we will be pleased to appoint a Real Estate Agent to attend to the management of the house.

Is this house protected by Fire Insurance, if so will you be kind enough to give us particulars? Mrs. Kasubuchi declared to us \$2,000.00 Fire Insurance in the Sun Life Assurance Company, should not this be the Sun Fire Insurance Company?

Yours truly,

GDM/GH



C. L. Drewry
Manager

P. E. Wells
Loans - Insurance
NOTARY PUBLIC.

Milson

PHONE PACIFIC 6828
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 22 1942

421 WEST PENDER STREET
VANCOUVER, B.C.

June 20th 1942.

8270
C.L. Drewry Esq.
Office of Enemy Custodian.
Royal Bank Building.
City.

Dear Sir,

Mrs Amy Findlater who is the holder of Power of Attorney granted her by Mrs Kazuo Kasibuchi has asked me to take over management of house 1950 East Pender Street Vancouver owned by Mrs Kasibuchi and which I shall be pleased to do if such appointment is approved by you.

Yours truly,

C.L. Drewry

6270

June 23, 1942

P. E. Wells, Esq.,
421 West Pender Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Zenya KASUBUCHI

We are in receipt of your letter of June 20 in connection with the house owned by Mrs. Kasubuchi at 1950 East Pender Street and note that Mrs. Amy Findlater, who holds power of attorney for the above Japanese, has requested you to be agent for the Japanese. The Custodian will not for the present interfere with this arrangement.

If the house is rented furnished it will be necessary to obtain the tenant's signature for the household equipment left on the premises and you as agent for the Japanese are responsible to the owner and to the Custodian for the property.

We have been informed that there is a Fire Insurance Policy issued by A. S. Mather & Company, 402 West Pender Street, No. 6018051, expiring August 5, 1944, for \$2,000.00 on the house and \$750.00 on the fixtures. Will you please check with A. S. Mather & Company and obtain full particulars?

Please note that all rentals received must be reported and remitted monthly to this office.

Yours truly,

GDM/GH

Enc

Tom

R. P. Alexander
Assistant Manager

Milson

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

888 RISE STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

June 25, 1942.

File No. 8270.

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

Attention R. P. Alexander,
Assistant Manager.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 27 1942

Dear Sirs:

Re- KASUBUCHI, Kazue (Mrs. Zenya)
1950 East Pender Street,
Vancouver, B. C.
Registration No. 01467

Further to your letter of the 9th inst., I am
enclosing herewith an inventory of the contents of Mrs.
Kasubuchi's house at 1950 East Pender Street.

You will note that I have obtained Mrs. Findlater's
signature to this as a true and correct list of the property,
and that she further agrees to accept full responsibility for
its safe-keeping until such time as Mrs. Kasubuchi regains
control thereof.

I gather from the copy of your letter to Mrs. Find-
later sent on to me, that you are to all intents and purposes
appointing her your Agent in the matter of Mrs. Kasubuchi's
property as recommended by my previous report. I am accordingly
closing my file in the case, as you will be dealing direct with
her in the future.

Yours very truly,

H. D. CAMPBELL.

Per. *R. P. Alexander*

RCM:JM
Encl.

P. E. Wells
Loans - Insurance
NOTARY PUBLIC

→ *Done*
PHONE PACIFIC 6828

421 WEST PENDER STREET
VANCOUVER, B.C.

File #8270.

July 9th 1942.

Custodian of Enemy Property.
506 Royal Bank Building.
Hastings & Granville St.
CITY.

Dear Sir,

Mrs Zenya KASUBUCHI

I send you herewith my cheque for \$21.50 made up as follows :-

D.B.Mills Rent of 1950 East Pender St Vancouver for July/42. \$22.50.

Collection	\$1.10.	
Cheque to balance.	21.40.	
	<u>\$22.50.</u>	<u>\$22.50.</u>

The house is rented partly furnished and I have an Inventory of the articles signed by Mr Mills.

The House is insured in the sum of \$1250.00 Furniture \$750.00 in Michigan Fire & Marine Insurance Co Policy #6018051 expiring 5th August 1944, Loss to assured.

Yours truly,

P. E. Wells

Receipt sent

11/7

445 Granville Street,
Vancouver, B. C.
Jan. 11, 1943.

Mr. G. D. Milson,
c/o Dep't. of Sec'y of State,
Office of the Custodian,
506 Royal Bank Bldg.
Vancouver, B. C.

8270

Dear Sir:-

With further reference to the property of Mrs. Kasubuchi, 1950 East Pender Street. As her legal attorney, I hereby authorize you to pay the Neon Products account of \$75.00. It is, of course, quite evident that the fact that Mrs. Kasubuchi was forced to terminate her business by Government order, and that this contract should have been automatically cancelled, has been overlooked or ignored. This aspect of the case is one that you might investigate before making payment.

When replying, will you include an itemized statement of the monies you have received and disbursed. I should appreciate this at your earliest convenience.

Thanking you, I am,

Yours truly,

A. G. Findlater

(Mrs.) A. G. Findlater.

AF/YB

8270

January 13, 1943

Mrs. A. G. Findlater,
445 Granville Street,
Vancouver, B. C.

Dear Madam:

Re: KASUBUCHI, Kazue (Mrs. Zenya)

We are in receipt of your letter of January 11th in regard to the claim of the Neon Products against Mrs. Kasubuchi. As your letter makes a condition of paying this claim, we regret that we are unable to send a cheque to the Neon Products Co. without definite authority from you without any conditions attached. The Custodian is not in a position to pass upon the justice of this claim.

We are asking our Accounting Department to forward you a statement of Mrs. Kasubuchi's account.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

445 Granville St.,
Vancouver, B. C.
Jan. 15, 1943.

Mr. G. D. Milson,
Administration Dep't.,
Dep't. of Sec'y of State,
Office of the Custodian,
506 Royal Bank Bldg.
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JAN 16 1943
File No.	8270
Ans.	<i>sm</i>
Referred	Milson

Dear Mr. Milson:-

So sorry to have caused you to misunderstand me.

As I know you wish to do what is right, I felt the matter regarding payment of the Neon Products Signs should be satisfactory to you also.

However, I hereby authorize you to pay seventy-five dollars (\$75.00) to the Neon Products Signs Co.

Thanking you for the statement, I am,

Yours truly,

(Mrs.) A. G. Findlater

*Letter Jan 11/43
signed by Mrs. Findlater
authorizing payment*

EVACUATION SECTION	
Rec'd	JAN 23 1943
File No.	8270
Ans.	
Referred	McArthur

Slocan City, B. C.,
January 23, 1943.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

Dear Sirs:

I would wish to bring to your attention that prior to my evacuation from Vancouver on May 21, 1942, I owned the land and premises at 1950 East Pender Street, Vancouver, B. C. Before my departure, however, I requested Mrs. C. E. Findlater (Amy Findlater) of 445 Granville Street, Vancouver, as my agent to look after the said premises and had Sutherland and Sutherland (barristers and solicitors) of 414 Crown Building, prepare the legal documents. So far overhauling and fixing of the said premises have entailed expenditures up to approximately \$150. I had left some money with Mrs. Findlater, but was not enough to defray the whole expenditure.

If your department has taken over the rental income of the said premises from my agent, I would like to have you forward Mrs. Findlater \$80 for the balance of the expenditure which she had to pay.

Kindly inform me as to the above matter at your earliest convenience.

Yours very sincerely,

Mrs R. Kambuchin

65/51

EVACUATION SECTION
 Date MAY 4 1943
 File No.
 No. G-165-A
 Status

BRITISH COLUMBIA SECURITY COMMISSION.
 CUSTODIAN RELEASE FORM

Address Slovan City, B. C. Date March 24, 1943.
14 Bldg. Towne

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

I, KASUBUCHI, Masuyo, Police Registration No. 45-02407
 hereby request you to release to me the under-noted property
 stored at 1930 Pender Street, East o/c Mrs. C. E. Bindlater, 445 Granville St.,
 in possession of Custodians. Vancouver, B. C.
 and I release you from any claim whatsoever with respect to
 such property.

Description of Property:
ONE ONLY BED - SQUARE FRAME ONE ONLY BUREAU In the bedroom--
DRAPES AND CURTAIN --FROM PARLOUR AND DINING ROOM upstairs.
WOMEN WATER HOSE (IN BASEMENT)
ELECTRICAL SUPPLIES (in two paper bags.)

Original Address 1930 Pender Street, East, Vancouver, B. C.
 Date Evacuated to Vancouver _____
 Date Evacuated to Present Address May 21, 1942
 Number in Family - 12 years and over NIL
 Number in Family - 5 to 11 years old One
 Number in Family - under 5 NIL
 TOTAL NUMBER IN FAMILY Three

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

APPROVED: L. Skinner
 BRITISH COLUMBIA SECURITY COMMISSION

Per: E. Adams Claimant Signs Here

To take out of rent money in hands of Custodian.

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 8270

EVACUATION SECTION	
Rec'd MAY 4 1943	
File No.	506 ROYAL BANK BLDG.
	HASTINGS AND GRANVILLE
	VANCOUVER, B.C.
Signed <i>Green</i>	
April 30th, 1943	

TRANSPORTATION

The B. C. Security Commission,
The Marine Building,
Vancouver, B. C.

Attention Mr. M. L. Brown

Dear Sir:-

Re: Mrs. Zenya (Kazue) KASUBUCHI--Reg. #01467

At the beginning of April, Mrs. Findlater, who has a Power of Attorney for this Japanese, asked for the shipment to Mrs. Kazubuchi of her bed and dresser which were needed for her sick husband. At our request Mrs. Findlater forwarded to the Japanese a copy of our form letter #107 instructing application to be made through you. As it is possible that Mr. Fisher may be holding this shipment up for reasons of economy and as Mrs. Findlater will pay all charges, we have, as per our enclosure, told her to go ahead with shipment. We trust you will have no objection to this.

Yours truly,



H. F. Green
Protection Department

Enc.
HFG:IF

None whatever. Previous release
Security Commission
Mt. Brown
May 3/43
Vancouver

MEMORANDUM

File No.: 8270

May 5th, 1943

To: FILE

From: Mr. Green

Re: Mrs. Zenya Kazue KASUBUCHI

This file now appears satisfactorily
closed, ^{as far as chattels go} as a complete inventory of effects at 1950 E.
Pender Street appears on file under date of June
2nd, filed behind H. D. Campbell's letter of June
25th and signed for by Mrs. Findlater, this lady's
attorney. Since then, shipment of a bed, bureau,
curtains and sundry small items has been made to the
owner.

HFG:IF

72
53
19

MEMORANDUM

File No.: 8270

July 6th, 1944.

To: Mr. Spain

From: Mr. Green

Re: Catalogue Number 173
1950 East Pender Street
Owner: Mrs. Kazuo KASUBUCHI
Tenant: D. B. Mills
Purchaser: Mr. De Paola

The inventory of effects on these premises is as per enclosure to Mr. Messenger's letter of June 25th, 1942 less shipments made on March 24th, 1943. I suggest you call on Mrs. Findlater, 445 Granville St. and make preliminary arrangements with her and the tenant about the disposal of the effects here.

HFG:IF

August 9, 1944.

Mrs. Kazuo KASUBUCHI,
Reg. No. 01467,
Slocan City, B. C.

Dear Madam:

The B. C. Security Commission has handed to us for attention, your letter dated July 12th with reference to records.

The Custodian did not remove any of your chattels from 1950 East Pender Street.

We interviewed your attorney, Mrs. Findlater, and visited the premises in her company and as a result of our inspection and mutual discussion, it would appear that all of your chattels formerly at 1950 East Pender Street have been shipped to you, sold to other parties, or abandoned by Mrs. Findlater.

We are under the impression that Mrs. Findlater, who has already packed and shipped innumerable things to you, has other goods ready to be sent, and possibly the records to which you refer are in her possession.

We would suggest that you write to her and ascertain the position of anything you wish to know.

Yours truly,

Geo. B. Spain
Protection Department

BS/MAC

*Copy attached to
each Analysis of claim*

To Custodian
Nan Bl

Shoan City Bk.
House #4
Aug 28 /44.

EVACUATION SECTION	
Rec'd	AUG 31 1944
File No.	8270
Ans.	
Referred	Spain

Dear Sir

You have said in your last letter that I could not take out the carpet from my house. I have not sold the carpet with my house. I never remembered wanting them. I need the carpet badly this winter as the house is poor. You know that my husband is weak and cannot do any work. I would like you to send me the carpet for 10.00 ten dollars more for them. I would like to send me the money and I could buy on here. I cannot go without carpet this winter. Please give a answer soon.

Yours truly

Mrs. H. Rosenthal

8270

September 8th, 1944

Mrs. Kazue KASUBUCHI,
Registration No. 01467,
Slocan City, B.C.

Dear Madam:

We have your letter of the 25th instant with reference to the linoleum at 1950 East Pender St., and would advise you that the linoleum was treated as a house fixture and included in the sale price of the house.

Yours truly,

GBS/MHG

G. B. Spain,
Protection Department.

1684 94

the Custodians Office.

House #4

Shoan City 126.

Sept. 15, 1944.

K. J. J. J.

EVACUATION SECTION	
Rec'd	SEP 15 1944
File No.	8270
Ans.	Spain
Referred	Spain

Dear Sir

I have received the letter thank you.
I have never sold the carpet with the house.
I told the people who were living there
before that the carpet does belong to the house.
I guess you are staying that because it is
bother to you to send it. So please send the
carpet to me soon as possible.

Truly
yours ~~similar~~

Mrs. F. Kasubucki

12/9/44
wanted to floor
improvable
Spain

Dominion of Canada

Province of British Columbia

To Wit:

In the Matter ofIN THE MATTER OF KOZUE KASUBUCHI
and ZANYA KASUBUCHI;AND IN THE MATTER OF the Custodian of
Enemy Property**J. CHARLES EDWARD FINDLATER**

, of the 445 Granville Street

of the City of Vancouver in the Province of British Columbia, Music Teacher

Do Solemnly Declare that

1. Kozue Kasubuchi and Zanya Kasubuchi, Japanese aliens, formerly residing at 1960 Pender Street East, in the City of Vancouver aforesaid are justly and truly indebted to me in the sum of \$1,122.50.

2. Now produced and shown to me and marked Exhibit "A" to this my declaration is an acknowledgment in writing dated the 10th day of October, 1940, and signed by the above-named Kozue Kasubuchi and Zanya Kasubuchi, acknowledging said indebtedness.

3. The said sum of \$1,122.50 is made up as follows:-

To principal	\$ 1,000.00
To interest at 3% from October 10, 1940 to date	122.50
	<u>\$ 1,122.50</u>

4. The said sum of \$1,122.50 is now justly due and owing.

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

Declared before me

at the City of Vancouver

in the Province of British Columbia

this 21st day of

November

A.D. 1944

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

J. Charles Edward Findlater

1564 94 To Dec 22/44 32 50y 263 1125.13

Department of the
Secretary of State
of Canada
Hon. Mr.

EVACUATION SECTION	
Rec'd	DEC 10 1944
File No.	8579820
Ans.	
Referred	Wilson

London City Rd.
Dec 10/44

Dear Sir

Thank you for the letter.

The credit to Mrs. Charles Findlater is one
Thousand dollars plus 3% interest (\$1000.00)
Please (you) pay this sum of money & have
soon as possible as each day the interest
gets more.

yours Truly,
Mrs. A. Kasubuck.

K. Kasubuck
Zenya. Kasubuck

1950 Pender St., East,

Vancouver, B. C.,

October 10, 1940.

Mr. C. E. Findlater,

445 Granville St.,

Vancouver, B. C.

Dear Sir:

This letter is to certify that I owe you the sum of
ONE THOUSAND DOLLARS (\$1000.00) at three (3) percent
interest annually.

I promise to pay the above sum three years from the
above date on October 10, 1943.

Very truly yours,

Zanya Kasubuchi

Kazue Kasubuchi

Kazue Kasubuchi,

(Mrs. Zanya Kasubuchi)

*Guardian of Enemy Property,
San Antonio, N. H. Kasubuchi*

This is Exhibit A referred to in the
affidavit of *Charles Edward Findlater*

Sworn before me this

20 day of *Nov* 19*44*

John A. Fairbairn
A Commissioner, etc.

Box 14,
Westbank, B. C.,
October 2nd, 1946.

The Custodian's Office,
Department of the Secretary
of State Canada,
Vancouver, B. C.,

EVACUATION SECTION	
Rec'd	OCT 25 1946
File No.	1270
Ans.	<i>J. Lussanbury</i>
Ref.	<i>out to you</i>

Dear Sir:

Please send the amount left for the house we
sold, and also the money for the radio and the
money we lent to Mrs. M. Kitamura to the
Bank of Montreal in Kelowna, B. C.

Yours truly,

Koyul Kasu

Register No. 01467,
Westbank, B. C.

\$ 514.81
held 570⁰⁰ rebate
Nov 1/46.

8270

REGISTERED.

November 2nd, 1946

Mrs. Kazuo KASUBUCHI,
Reg. No. 01467,
Westbank, B.C.

Dear Madam:-

We are recently in receipt of a letter from you and also from the Bank of Montreal requesting that funds to your credit here be forwarded to that Bank for your account there.

Preparatory to complying with these requests we have reviewed your file and your affairs that have come under our control, in order that we may send you a brief report.

In reviewing the file it has been noted that much of the correspondence has been with Mrs. Findlater to whom you had given a Power of Attorney with full authority to act in your behalf. Our letters to you, therefore, have not been so numerous but you have been advised from time to time of the administration of your affairs.

You were advised on the 18th April 1944 of the sale of 1950 East Pender Street for the sum of \$1750.00 and that there was a Commission on the sale of \$87.50. This Commission however was later credited back to your account as is shown on the enclosed statement. While you objected to the sale at the time, it is noted that the price obtained was substantially more than the City had assessed the property for the year 1943. Their assessment was \$970.00.

You refer to a radio in your letter of the 22nd instant. It is noted that your husband declared a radio and that he has been advised of its sale. He has been asked to forward the R.C.M.P. receipt that he should have received, and he states that he has done so. However we cannot find a record of having received it and hence the funds from its sale are still here to his credit. We shall be glad to forward these funds as soon as the receipt comes to hand.

We are enclosing to you herewith a statement showing a credit balance to date of \$514.81, and continues from the last previous statement sent to you. We are forwarding a cheque to the Bank of Montreal at Kelowna for this amount for your credit there and are enclosing a copy of our letter to the Bank as evidence of our having done so.

In the foregoing, and in previous letters, reports and statements, it would appear that we have accounted for your interests, including Household effects that have come under our control, and have shown the administration and

Mrs. Kazuo KASABUCHI - continued

and liquidation of same. He shall be obliged for your confirmation of same when acknowledging receipt of this letter and of the remittance to the bank. For your convenience in replying we are enclosing a self-addressed envelope.

Yours truly,

B.F. Lusenbury,
Office of the Custodian.

ERT/DD.
Encs. 7.

23rd June, 1949.

Mrs. Kazuo KASIBUCHI,
Regn. No. 01467;
Westbank, B.C.

Dear Madam:

Although we do not appear to have had a reply from you to our letter of the 17th May, re an account in the Japan & Canada Trust Co., we are enclosing herewith Custodian cheque in the amount of \$1.92, being balance in this account which we have now been able to identify as yours.

Please acknowledge receipt, and at the same time kindly forward your pass book to this office as your account in this bank has now been closed.

Yours truly,

Office of the Custodian.

HA

File No. 8270
Reg. No. 01457

Zenya (Mrs. Kasuo) KASUBUCHI

<u>Date</u>	<u>Particulate</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 20	D. B. Mills - rent July Commission	\$ 1.10	\$ 22.50	
August 12	D. B. Mills rent - August		21.40	
September 11	D. B. Mills - rent Sept. Commission	1.10	22.50	
October 14	D. B. Mills - rent October Commission - P. E. Wells	1.10	22.50	
November 11	Rental Statement Commission	1.10	22.50	
December 11	Rents collected Commission	1.10	22.50	
December 21	Ck 1255 - B. J. Moyls - plumbing repairs Ck 1256 - B. C. Telephone - payment of account	5.75 3.54		
January 14	Rents collected Commission	1.10	22.50	
January 22	Ck 1550 - Neon Products of Western Canada Ltd. Settlement of claim	75.00		
January 30	Ck 1638 - Mrs. A. G. Findlater - payment for expenditure on property	50.00		
February 16	Rents collected Commission	1.10	22.50	
March 17	Rents collected Commission Sundry	1.10 7.00	22.50	

CR \$ 51.31

File 8270
Reg. 01467

Mrs. Zetwa (Kazuo) KASUBUCHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
March 17	Balance brought forward		\$ 51.31	
May 3	Rents collected Commission	1.10	22.50	
June 3	Ck 3521 - Mrs. A. G. Findlater - (has power of Attorney) personal use	53.00		
August 5	Ck 4582 - Certificate of Endorsement - Vancouver	1.00		
September 27	Rents collected Taxes Commission Sundry	32.86 5.60 7.00	112.50	
October 2	Ck 5575 - K. Kasubuchi - personal use	70.00		
1944				
February 16	Rents collected Commission	5.60	112.50	
February 23	Ck. 8334 - Kazuo KASUBUCHI - personal use	75.00		

CR \$ 47.65

File No. 8270
Reg. No. 01467

Mrs. Kazuo KASUBUCHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 February 23	Balance brought forward		\$ 47.65	
March 1	Ck 8431 - Valuation fee on Cat. # 173	5.00		
March 18	Ck 8808 - Balance of taxes - 1950 E. Pender St. Cat. # 173	.32		
March 24	Ck 8949 - Registration fees - 1950 E. Pender st.	11.25		
April 20	Ck 9482 - Closing adjustments re Cat. # 173	4.49		
April 28	Sale of Cat. # 173 - 1950 East Pender St.			1,750.00
May 2	Ck 9665 - Commission re sale of Cat # 173 - 1950 E. Pender	87.50		

CR \$ 1689.09

File No. 6270
Reg. No. 01467

Kazuo KASUBUCHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 May 2	Balance as per statement sent		\$1,689.09	
	Cancel entry of 2 May - No commission paid		87.50	
May 23	Advertising property	4.00		
	Cheque to you	47.65		
August 25	Cheque to you	40.00		
September 29	Cheque to you	40.00		
November 25	Cheque to you	80.00		
December 21	C. E. Findlater claim paid with interest	1,125.13		
1945 November 23	Mrs. M. Kitamura - claim paid		75.00	
		<u>\$1,336.78</u>	<u>\$1,851.59</u>	
				<u>CR \$ 514.81</u>
1946 November 1 -	To cheque to you through Bank of Montreal	514.81		
		<u>1,851.59</u>	<u>1,851.59</u>	<u>NIL</u>

8270

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

JAPANESE PROPERTY CLAIMS COMMISSION.

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

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Vernon, B.C.
April 23, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) KAZUE KASUBUCHI

PROCEEDINGS AT HEARING.

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government

R.J. McMASTER, Esq.,

appearing for the
Claimant.

R.J. MARRION, Esq.,

Secretary to Vernon
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

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MR. McMASTER: I would ask leave to withdraw the case
of Kazuo Kasubuchi, your honour, No. 203 on the list.
THE COMMISSIONER: Very good.

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton
Official Reporter

I hereby certify that the foregoing trans-
cript purports to be an accurate record of
the evidence adduced before me.

J.R. Archibald
Sub-Commissioner.

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