

8552

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN

FILE No. 852-2

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: MUROTA, Takumi

HOME ADDRESS: 727 W. 69th Ave., Vancouver, B. C.

REGISTRATION NUMBER 01412 SEX: Male AGE: 31

OCCUPATION: Baker

(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: Bay Burrard Bakery, 205 Powell St., Vancouver, B. C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: 727 West 69th Ave., Vanc'r, B. C.

Roll No. D9760, Lot 15/20, Block D, D. L. 319, 325 & PT. 323

Lot 16, in the district of Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7-room, 2-storey dwelling house
wooden frame, and 1-storey 4-room wooden frame dwelling house.

3. INSURANCE (Give particulars; state where policies are) \$3,000.00 Hartford Fire
Insurance Co. Policy # 18166 in owner's possession.

4. TAXES (Amount and where payable) \$90.00 paid 1941 payable City Hall, Vanc'r
B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state) 7-room house-family of owner,
4-room house-Mr. S. Hirota. When owner is evacuated he will

leave his property to care of agent J. W. Fairhall, 1318 S. W. Marine
Vanc'r, B. C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.

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

9. IF FARM LAND STATE CROPS SOWN. None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 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

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. None

None

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

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

CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. 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)

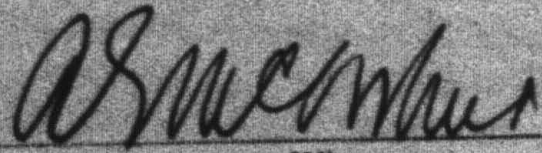
None8. BANK ACCOUNTS: None9. LIFE INSURANCE: \$1,000.00 Sun Life Assurance Co.,beneficiary-Shishiro(father) Policy 2,097982 in owner's possession.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

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

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

Dated this 11th day of May 1942.

Witness

(Signature)



FOR DEPARTMENTAL USE

P.D. 1/11/42 and 3/6/43

INFORMATION FROM R.C.M.P.

Date June 7, 1943.

Our File No. 8552

Full Name MUROTA, Takumi
(Surname in Block Letters)

Registration No. 01412 Male - Female
(check) Age Oct. 17/1910

Former Address 727 - W. 69th Ave., Vancouver, B. C.

Date Evacuated May 11, 1942 Naturalized - Canadian-Born - National
(check)

P.O. Box # 227 Revelstoke B.C.
Present Address C/o L. Catlin, Revelstoke, B. C. (July 8/44: Box 31, Revelstoke, B.C.)

Married - Single
(check)

Name of Wife Tajoko #15169
Name of Husband ---

Name of Mother Nee KAIURA - Waga, #08757 Name of Father Shishiro - #09371

Names of Children under 16 ---

Requested by --- Registered with Custodian ---
(Yes or No)

Additional Information Baker. Owner of house at above address.

REAL PROPERTY SUMMARY

JAPANESE NAME: Takumi MUROTA Reg. No. 01412 File 8552.

CATALOGUE NO: 420.

PROPERTY ADDRESS: 727 W. 69th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 15, Block 20, Subdivision "D", District Lots 319, 324 and part of 323, Group 1, N.W.D., Plan 2399.

TITLE: Registered in the name of Takumi MUROTA.

ENCUMBRANCES: None registered.
No indication of any unregistered charges.

ASSESSED VALUES: Land - \$ 180.00 Taxes - \$66.66.
Improvements - \$2150.00 - \$2330.00.

CLASSIFICATION: This is a 7 room house built on a 33' x 120' Lot.
The Valuator reports as follows:
"This dwelling is not more than 8 or 10 years old, and is much too good for the District as the sewer on this street does not extend to this property and the septic now in use is in poor condition" House completely plastered and in fair condition.
"In my opinion the house should be worth between \$2,200.00 to \$2,300.00"

HISTORY OF ADMINISTRATION: This property was leased by Takumi MUROTA to H. Pendergast on a monthly basis from 15th May, 1942, consideration \$25.00, per month, payable in advance.
J.W. Fairhall acting as MUROTA'S agent.
H. Pendergast vacated 15th May, 1944.

Rents collected - \$575.00, against which were the following charges:

Cleaning & repairing septic tank	\$45.00
Electric Fixture	.40
Plumbing repairs	23.50
Water Rates	35.15
Commission	28.75
	<u>\$132.80</u>

SOLD: To Joshua Rowland Denney for \$2300.00 as at March 4th, 1944.
Approval of Advisory Committee - February 23rd, 1944.

Funds released to the credit of Takumi MUROTA as at May 31st, 1944, against which were charges for Real Estate Commission - \$115.00, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50, leaving a net credit of \$2160.81 from said transaction.

Adjustments as at March 4th, 1944 to the amount of \$5.10, being Purchaser's share of unexpired Fire Insurance Premiums, and \$1.75 - Purchaser's share of Water Rates, were placed to the credit of Takumi MUROTA'S account.

account.

Page 2.

File No. 8552.

The following Fire Insurance Policy:-
Hartford Fire Insurance Co., Policy No. 28553 - \$2500.00, was
transferred to Joshua Rowland Denny, May 1st, 1944.

OLD CERTIFICATE OF TITLE

No. 78007-K

Takumi MUROTA declared on his JP Form, signed 11th, May, 1942, that
the Title Documents were in his possession. There is nothing on file
to show that the Certificate of Title had been asked for by this office
or that it had been deposited in the Land Registry Office, Vancouver.

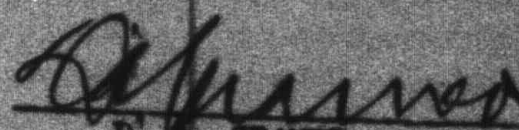
Certificate of Title No. 101296 was mailed by Registered letter to
Joshua Rowland Denny - P.O. receipt No. 18555 on file.

*Yes - requested by
Joshua Rowland Denny
Apr 1/46*

This summary is certified to be in accordance
with information on file.

July 31st, 1946.

DAC:JS


D. A. CRAMER.



BRITISH COLUMBIA DIVISION
*The Canadian Credit Men's Trust
Association, Limited*

OFFICE OF THE MANAGER
JOHN COWAN, M.C.I.

Shear 8552
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 4 1942

July 3rd, 1942.

Attention: Mr. C.L. Drewry

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

Dear Sir:

Regd. No. 01412

re: Takumi MUROTA, 727 West 69th Ave., Vancouver, B.C.

Pursuant to your instructions, our representative proceeded to the premises at 727 West 69th Avenue, Vancouver, B.C., and prepared a report on the position of affairs, details of which are shown below in the order given in your instructions relative to filing of Agents' reports.

REAL ESTATE AND PERSONAL PROPERTY

1. Nature and location of realty:

Nature of Realty:

(a) Two storey 7 room frame house with shingle siding, full basement with concrete floor. There is no furnace and no bath in the structure. Situate on Lot No. 15/20, Block D., D.L. 319, 324 and part 323 Lot 16, District of Vancouver, B.C.

(b) One 4-room frame cottage with shingle siding located on Block 20 D, D.L. 319, 324 and part 323, district of Vancouver, B.C.

Location of realty:

(a) No. 727 West 69th Ave., Vancouver, B.C.

(b) No. 725 West 69th Ave., Vancouver, B.C.

Nature of personal property:

(a) Sundry articles of kitchenware including two iron beds and springs and an old ice box, all located and in the basement of the house at number 727 West 69th Avenue, Vancouver.

(b) Two small tables - 2'x2' and one 2'x4' located in the cottage in number 725 West 69th Avenue, Vancouver.

2. Particulars of ownership:

The real estate is claimed by and is registered in the name of Takumi Murota. Title documents, which have not as yet been exhibited to us, are said to be in his possession.

Re: Takumi MURATA
Revd. No. 01412

- 2 -

3. Description of land and buildings:

Description of land:

- (a) Lot 15, Block 200, D.L. 319, 324 and part 323.
The land is assessed at \$180.00. Size 33' x 122'. There are connections with a septic tank located on Lot 16.
- (b) Lot 16, Block 200, D.L. 319, 324 and part 323.
Assessed valuation \$180.00. Size 33' x 122'. There are no sewer connections.
- House 727*
Cottage 725

The values shown in both instances may be considered high. In our opinion \$150.00 cash would be a good return.

Description of building:

- (a) Assessed valuation: \$2,200.00. The Exterior of the dwelling needs painting, but otherwise appears to be in a good state of repair. The interior, on the other hand, is in an untidy condition and requires redecorating. The premises are at present rented to Mr. Prendergast at the rate of \$25.00 per month.
- (b) The cottage is one-storey shingle sided structure in a very poor state of repair. The roof demands immediate attention and the rooms are in need of cleaning and papering. It is now rented to Mrs. Evans at the rate of \$6.50 per month.

The valuation given may be considered a representative one.

4. Inventories of contents of buildings and other personal property:

The only personal property disclosed during the course of our investigation was located in the building occupied by Mr. Prendergast. This is said to belong to Murata, the following being the details:

- 1 Chesterfield suite (3 pieces)
- 1 Fumed Oak glass door
- 1 Book case

5. Particulars of insurance in force:

Fire:

Policy No. 18166 Hartford Fire Insurance Co. Coverage: \$2,500.00 on the house and \$500.00 on the cottage. Expires April 1st, 1945.

6. Particulars of Liabilities:

The only outstanding accounts disclosed to date are taxes listed as follows:

Lot 15:	1941	\$ 58.75	
	1942	<u>66.66</u>	\$ 125.41
Lot 16:	1941	\$ 7.88	
	1942	<u>9.37</u>	\$ 17.25

Re: Takumi MUROTA
Regd. No. GL412

- 3 -

We are endeavouring to ascertain through other channels whether or not there are additional liabilities and have requested clearances from the various Government departments.

7. General remarks:

As already indicated, both properties have been rented. We are advised in that connection, Mr. J. W. Fairhall, of 1318 S.W. Marine Drive, Vancouver, B.C., is acting as rental agent. It appears he was instructed to pay the revenue to Murato's parents who were previously living in the cottage. Although they have since removed our representative reports there are no changes in the instructions given Mr. Fairhall with regard to the rents received or the payment of outstanding taxes.

RECOMMENDATIONS

Under the circumstances, we suggest the present status be maintained with the exception that the rental agent be requested to remit all revenue from the property to the Custodian for final disposition.

Trusting we shall be favoured by your further instructions in due course, we remain

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED


Manager.

Z: D

MUROTA, Tokumi
727 W. 69th Ave., Vancouver, B.C.
Evac. File 8552



Picture Taken May 3, 1943

8552

July 10, 1942

Mr. J. W. Fairhall,
1318 S. W. Marine Drive,
Vancouver, B. C.

Dear Sir:

Re: Takumi MUROTA

We are informed that you have been appointed agent by Takumi Murota of his property at 727 and 725 West 69th Avenue. We are enclosing our form in connection with this management and would ask you to kindly see that our instructions receive your attention.

While Mr. Murota declared to us that he had no personal property, our agent reports that there was a chesterfield suite, fumed oak glass door and one book case, and sundry articles of kitchenware in the basement of 727 West 69th Avenue and two small tables in the cottage at 725 West 69th Avenue. Will you kindly obtain the tenant's receipt for these articles.

Yours truly,

ODM/GH
Enc. 2

R. P. Alexander
Manager

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUL 14 1942

1316 Southwest Marine Drive
VANCOUVER, B. C.

July 11, 1942.

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

Dear Sirs:

Re your file No. 8552, Takumi Murota.

We have for acknowledgement your letter of
the 10th. instant re the property of the above Japanese.

725 West 69th. Avenue is rented to Mrs.
A. Evans at \$6.50 per month. She started her tenancy on June
5th. It is a straight month-to-month tenancy.

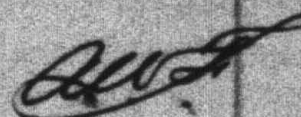
727 West 69th. Avenue is rented to H. Pend-
ergast at \$25.00 per month. His tenancy started on May 15th.
It also is a straight month-to-month tenancy. We have on file
a receipt signed by Mrs. Pendergast and Murota's mother for
the furniture you mention, as well as some you don't mention. I

n/k Please find enclosed tax notices for this
property. You will notice that two of them are in the name of
Sada Maira. She is a sister of Mrs. Murota and, as the lots are
used in connection with the Murota property, they asked us to
pay the taxes on them as well as the two lots in Murota's name.

We will remit the rents at the end of the
month along with our other Japanese accounts.

Yours faithfully,

J. W. FAIRHALL

per 

Encls.

8552

Dec. 14, 1942.

J. W. Fairhall, Esq.,
1318 Southwest Marine Drive,
Vancouver, B. C.

Dear Sir:

Could you please refer to your letter of
July 11, 3rd paragraph. At your convenience we should like
a copy of the receipt for furniture stored at 727 W. 69th
Avenue.

There are also supposed to be two small tables
stored at 725 W. 69th Ave., but these are probably home-made
articles which can be ignored. They were not, in any case,
declared to us.

Yours truly,



H. F. Green,
Protection Department.

HFG:AS

FURNITURE LEFT AT

727 W. 69th. Avenue,

Vancouver, B. C.

- 3 piece Chesterfield Suite ✓
 1 heating stove s ✓
 1 lawn mower
 1 garden hose
 1 kitchen table
 1 small table (painted dark red)
 1 book case ✓
 1 green dresser ✓
 1 ~~dark brown dresser~~ s
 1 ~~dark brown chest of drawers to match~~ s
 miscellaneous tools etc.

May 15, 1942

(Signed) "Y. Murota"

Received above furniture.

(Signed) "Mrs. H. Pendergast".

Sold by auction 27/7/44 Vancouver 502

deceased
 painted
 2nd 12 320
 who did not
 declare any
 property of
 any kind
 is Custodian

MEMORANDUM

April 13, 1943.

Files Nos. 13234, 8552
4884, 8483, 10883

To: Mr. Dewart

From: P. H. Russell

Re: Estate of Sada KAIURA, Deceased

Please see the attached letter signed by the three Kaiuras. This refers to two vacant lots which are owned by Sada Kaiura, deceased, on which Takumi MIKOTA has been paying taxes for many years and which are used in connection with property which you are handling, registered in his name, on File No. 8552.

There will be no need to do anything at this time to straighten out the title situation. This case falls within the class discussed between Mr. Wright and myself a few days ago. It was then decided that any such matters as this should be left in statu quo, pending liquidation - at which time assets would be distributed in accordance with the interests as they appear.

The relinquishment by the three Kaiuras is not sufficient in terms, except that they state that they have no interest in Sada Kaiura's estate and so the property in question, which would otherwise fall within that estate, can be treated as belonging to Mikota. If, however, you wish to make doubly sure, you could get a similar acknowledgment from them, referring specifically to the two lots in question. I do not think, however, that this is necessary at the present time.

PHR:HDE

8552

December 6th, 1943

J.E. Malley, Esq.,
849 West 67th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 420,
727 West 69th Avenue

We are in receipt of your letter of the 6th instant in which you submit an offer to purchase the above property for the sum of \$2,000.00.

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.

FOS/AN

849 West 67th Ave.,
Vancouver B.C.,
Dec 6, 1943.

To the Custodian

506 Royal Bank Building
675 West Hastings St.
Vancouver B.C.

Rec'd	DEC 6 1943
File No.	7557
Ans.	File
Referred	Harrop

Dear Sir;

I wish to place a bid for
Real Estate Catalogue Parcel No. 420.
My bid is \$2000.00.

This property is located at 727
West 69th Ave Vancouver B.C.

Yours. Truly

J. E. Malley

TELEPHONE
PACIFIC 1161-1162



F. A. CLELAND
A JUSTICE OF THE PEACE
FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.
RENTAL AGENT
MONEY TO LOAN

ROOM 22
222 PENDER STREET, W.
VANCOUVER, B.C.

Dec. 9th. 1943

Rec'd	DEC 9 1943
File No.	
Ans.	
Referred	HARROP.

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

Dear Sirs:-

Re Catalogue # 420
Lot 15/20/D/319.324 pt 323. known as 727 W. 69th Ave.

The above property is located on the North side of 69th.
Avenue West, which is a blind Street.
Lot 33' x 120'.

The Dwelling consists of 7 rooms with full basement,
cement foundation, cement floor, no Furnace or laundry trays.

The main floor consists of small reception hall, Living
room, no fireplace, Dining room, two bedrooms, kitchen, bath room
with toilet and wash basin, bath, which the tenant advises they installed
and intend to remove.

Two bedrooms on second floor.
House completely plastered and in fair condition.

This dwelling is not more than 8 or 10 years old and is
much too good for the district as the sewer on this Street does not
extend to this property and the Septic tank now in use is in poor condition.

The old shack immediately adjoining on the East of this
property greatly deteriorates the value of the above numbered house.
See report of Nov. 29th. re Catalogue # 419.

In my opinion the house should be worth between \$2200. to
\$2300.00.

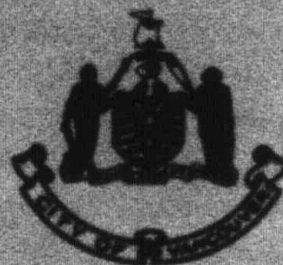
Yours very truly,

F. A. Cleland

FAC/C.

HEALTH DEPARTMENT

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



EVACUATION SECTION	
REC'D	DEC 17 1943
FILE NO.	8358
TELEPHONE FAIRMONT 2711	
SIGNED <i>Doer</i>	

VANCOUVER, B. C.

Dec. 14th, 1943.

Office of Custodian of Enemy Property,
675 West Hastings St.,
Vancouver, B. C.

Dear Sirs:- Re: Septic Tank Nuisance,
727 W. 69th Avenue.
Owner - Takamui, Nurota.

The septic tank and field tile filter for the
above noted premises is at present creating a nuisance,
and requires attention.

The septic tank should be cleaned out and the
field tile filter and rockpit cleaned and relaid. I
would, however, advise that Mr. Kilby, Septic Tank
Inspector, be called when the tank has been opened.
He will be glad to advise of any changes that may be
required.

I trust this will be attended to immediately
as the condition here is serious.

N A copy of this letter is being sent to the
agents, J. W. Fairhall, 1318 S.W. Marine Drive.

Yours truly,

GAR:EM

CHIEF SANITARY INSPECTOR.

~~0442~~

December 16th, 1943

J.E. Malley, Esq.,
549 West 67th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 420,
727 West 69th Avenue

Further to your letter of the 6th instant in which you enclose offer to purchase 727 West 69th Avenue for the sum of \$2000.00 and our reply of the same date we wish to state that we are not able to accept this tender.

No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2300.00.

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.

FCS/AF

December 23rd, 1943.

Messrs. J. W. Fairhall,
1318 S. W. Marine Drive,
Vancouver, B. C.

Dear Sirs: Re: Murota TAKUMI

725 W. 69th Avenue:

We enclose herewith a copy of a letter dated 15th instant received from the Health Department, City of Vancouver, relating to sanitary facility and sewage disposal at the above, and do not understand why this demand by the Health Department has now been made in view of the arrangements made some months ago, particulars of which you gave us in your letter of November 24th. Will you kindly reply to the letter referred to, sending us a copy of your letter for our file?

727 W. 69th Avenue:

We would draw to your attention the copy of letter from the Health Department dated December 14th, which they sent you in connection with the septic tank at these premises, and we shall be glad if you will kindly give this matter your careful attention.

Yours truly,

P. Doust,
Administration Department.

PD/ER
Enc.

849 West 67th Ave.
Vancouver, B.C.
Jan. 3rd / 44

Mr. J. H. Shears,
506 Royal Bank Bldg.,
Vancouver, B.C.,

Dear Sir:

Received your letter of Dec. 16th, in which you state that you are not able to accept my tender. This tender was for catalogue no. 420, 427 West 69th Ave.

Before I raise my bid on this property, I wish you would reconsider my first bid, because of the fact that this house has no heating system, and is not equipped with full plumbing. Hoping to hear from you at your earliest convenience, I remain

Yours truly
J. E. Galley

EVACUATION SECTION	
Rec'd	JAN 4 1944
File No.	255Y
Ans.	PR
Referred	Shears

8552 only
File Nos: ~~8552~~

January 18, 1944.

MEMORANDUM

To: Mr. G. B. Spain
From: Mr. H. F. Green

Re: Cat. #419 - 725 W. 69th Ave.

Owner - Takumi MUROTA
Tenant - Mrs. Evans
Purchaser - Mrs. Hodgins

No chattels were declared at this address and the Canadian Credit Men's Trust Association reported on July 3rd two small tables only. I think we have only to look at the picture of 725 West 69th on file herewith to satisfy ourselves that these are not worth moving to sale, but you might confirm this.

Re: Cat. #420 - 727 W. 69th Ave.

Tenant - H. Pendergast

This property has not yet been sold, but you might look into matters here at the same time. Messrs. Fairhall sent us on December 16/42 a list signed by Murota's mother, our File No. 10321. I do not think this calls for any action for the time being. I should mention that File No. 10321 shows no chattels and I have not yet been able to check the file of the husband - #10319.

HFG/ms

Just argued by
up. Murota's
Pendergast
sister 10320

He argued as
no property
no nothing
no nothing
no nothing

later - there is nothing
on either 10319, or 10321
should be followed up on

shown for chattels
these chattels
his file only

File No.

January 31st, 1944

Do not place up in file 10321, as no value
detected

ENCLOSURE

The Hon. E. C. Brown

FROM: Mr. A. S. Spaul

Re: Enclosure No. 419. 723 West 52nd Ave.

Transit Bureau, BUREAU

There are no chattels at this address.

Re: Enclosure No. 420. 723 West 52nd Ave.

Transit Bureau, BUREAU

- 1 coal heater
- 1 glass chamberlain set
- 1 dresser
- 1 glass cupboard

see list
on Apr 27, 1944
see enclosure, no 2 to
transit

A room in the basement boarded up but
would have been used for the above list, there are many
small articles, all in good condition but impossible to
list owing to the congested condition of the premises.

When this property should be added to
the list for technical inspection as the chattels are
of great quality and value.

ans/222

see A. Spaul
H. S.

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
DAYVIEW 5147

C. ALBERT MITCHELL

Rec'd FEB 15 1944

8557

Ans.

Referred Hanop.

"CANADA'S OLDEST INSURANCE COMPANY"

556 HOWE STREET - TELEPHONE PAC. 5235
VANCOUVER, B.C.

Feby 14th/44.

"TENDER" Re No 420 727 W 69th Ave.
Lot 15. 20D, D.L 319, 324 & Pt 323.

The Custodian,
Granville & Hastings.

Dear Sir;

Enclosed find certified check for \$180.00
said amount being 10% of the tendered price of \$1800.00
should this tender be accepted the Deed to be made in the
name of Helen B. Macdonald, wife of Austin W. Macdonald
of 4462 Marguerite St, Vancouver, british subjects, Mr
Macdonald is a Chemist.

There is no bath tub belonging to the ho-
use, no sewer connection, no furnace, & Taxes in arrears,
and the Street is no opened east of the property,

Yours truly,

J L CLARK REALTY CO

Per;

[Signature]

\$300.00

8552

REGISTERED

15th February, 1944.

The J.L. Clark Realty Company,
556 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 420
727 West 69th Avenue

Your letter of the 12th instant written on behalf of a client enclosing cheque for \$180.00 and offer to purchase the above property for the sum of \$1,800.00 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.

Yours truly,

F. G. Shears,
Director.

FMS

encl.

8552

17th February, 1944.

F.A. Cloland Esq.,
Room 33,
539 Pender Street West,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 420
727 East 69th Avenue.

We have received a tender on the above property which does not come up to your valuation of \$2,200.00 to \$2,300.00. It was pointed out to us that this property is on a blind street, that there is no furnace nor proper sewer connections and that the wash basin and bath belong to the tenant and it was suggested that these things had not been taken into consideration by yourself at the time the appraisal was made. We find, however, that these things are all mentioned in your report.

The prospective purchaser, however, does state that not only is there no furnace, but no provision has been made for installing one and that the stairs go down to the centre of the basement and that only a pipeless furnace could be installed which would not be suitable for the lay out of the building.

We are not suggesting that any revision in the amount of your appraisal should be made but we would be glad if you would review same and let us have any comments you may wish to make.

Yours truly,

F. G. Shears,
Director.

FOS/TMR

TELEPHONES
PACIFIC 1181-1182



F. A. CLELAND
A JUSTICE OF THE PEACE
FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.
RENTAL AGENT
MONEY TO LOAN

ROOM 22
520 PENDER STREET, W.
VANCOUVER, B.C.

Feb. 21st. 1944.

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

EVACUATION SECTION	
Recd	FEB 22 1944
File No.	8553
Ans.	
Referred	<i>Shears</i>

Out to Sgt. C. Amet.

Dear Sirs:-

Re Catalogue # 420.
Lot 15/20/D/319 324 & pt. 323 known as 727 W. 69th Ave.

Replying to your letter of Feb. 17th. regarding the above property, beg to say that all the items mentioned in your letter were considered by me in arriving at my valuation and I do not feel disposed to make any change as this is not an old house and some day sooner or later the old shack immediately West of this house will be removed, which will enhance the value of this property.

Yours very truly,

F. A. Cleland

FAC/C.

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2175 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

The Custodian,
Granville & Hastings,

Dear Sirs;

Re yours of the 15th in regard to No 420.
I have got my client to increase his offer on this to your
price of \$2300.00.

Re yours of 18th No 333, my client will
pay the \$2850.00 for this property, would like to know as
quickly as possible about these, you might phone us Bay
5147. and we will give you check to cover same.

Yours truly,
J L CLARK REALTY CO

Per;

J L Clark

C. ALBERT MITCHELL

"CANADA'S OLDEST INSURANCE COMPANY"

556 HOWE STREET - TELEPHONE PAC. 5235
VANCOUVER, B.C.

Reby 22nd/44.

Rec'd	FEB 23 1944
File No.	9552 / 3326
Ans.	RAH.
Referred	HARROP.

8552

24th February, 1944.

The J.L. Clark Realty Company,
556 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 420
727 East 69th Avenue

This will acknowledge receipt of your letter of the 22nd instant in which you advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$2,300.00.

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 \$2,300.00 the full amount of 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 your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

FHE

TRANSFER AND CONSENT

Company **Hartford Fire Ins. Co.**

Agency

Date of Expiry **April 1st, 1945**

Policy No. **28554**

Name of Insured **The Secretary of State of Canada, acting in his capacity as**
Custodian

FOR VALUE RECEIVED, **We** hereby transfer, assign and set over unto

EDITH LILLIAN HODGINS

of **6772 Galer Street, Vancouver, B.C.**

the **Purchaser of the Property**

Insert on this line—The Purchaser of the Property—The Mortgagee of the Property—As Collateral Security—as the case may be.
all ~~right~~ right, title and interest in this Policy of Insurance and all advantages to be derived therefrom.

Witness **our** hand and seal at **Vancouver, B.C.** this _____ day of _____ 194

Signed, Sealed and Delivered in the presence of **For and on behalf of The Secretary of State of**
Canada, acting in his capacity as Custodian of
Enemy Property.

The

(Insert Name of Company)

hereby consents to the above Assignment, subject, however, to all the provisos, conditions and stipulations contained in said policy, or endorsed thereon; it being understood that if the Assignment be made in favor of a Mortgagee, or for collateral security, the insurance under said Policy shall continue in the name of the Insured, whose loss, if any, shall be payable to the Assignee, as the interest of such Assignee may appear.



Dated

MAR 27 1944

B. C. Standard Form
No. 101 (June, 1935)
10M-11-43.

194

ROYAL AGENCIES LIMITED

FEN

Agent.

File 8552

March 29, 1944.

MEMORANDUM

Re: Fire Loss - 725 West 69th Avenue,
Vancouver, -- T. MUROTO

I discussed this loss with Mr. J.M. Robertson, Adjuster, this morning. It had been arranged that Stirling & Company were to make repairs at an estimated cost of \$12.00 to \$15.00.

As Mrs. Hodgins, the new owner, intends to make some changes to the front of the house, it would be better to have the loss paid in cash. Mr. Robertson agreed to put through a claim to the Insurance Company for \$15.00, which we accepted, and telephoned Mrs. Hodgins (Langara 0585), to that effect, and she was agreeable to the arrangement.

When cheque is received by us, it should be credited to this account and a cheque for a like amount sent to Mrs. Hodgins.

[Handwritten signature]

SUG:FM

WATER RATES
COLLECTOR'S OFFICE

H. A. BLACK
COLLECTOR OF WATER RATES



TELEPHONE - FAIRMONT 2711

VANCOUVER B. C.

March 28, 1944.

George Peters, Esq.,
Administration Department,
506 Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAR 31 1944
File No.	8552, 13234
App.	
Referred	<i>Donet</i>

Re: Your File No 8552 *known*
13234 *Spain*
725-27 West 69th Ave.

Dear Sir:

In reply to your letter of the 22nd instant I would advise that the service supplying the above two houses is laid on lot 16 (No 725) and before separate accounts can be issued for these two properties it will be necessary for the owners of lot 15 (No 727) to call at this department and sign an application to have the separate service laid to their own lot. Once this has been done the accounts will be immediately divided and bills rendered as you request.

As your department is administering lot 15, where the new service is required, it would be appreciated if you could send a responsible member of your staff to sign the necessary service application form so that the new service can be laid with a minimum of delay.

Yours truly,

H. A. Black

COLLECTOR OF WATER RATES.

HAB/EH
c.c. C. W.

TRANSFER AND CONSENT

Company **Bartford Insurance Company**

Agency

Date of Expiry **April 1st, 1945**

Policy No. **26953**

Name of Insured **The Secretary of State of Canada, acting in his capacity as Custodian.**

FOR VALUE RECEIVED, **We** hereby transfer, assign and set over unto

JAMES HOWLAND DUNN

of **Collerton, B. C.**

the **Purchaser of the Property**

Insert on this line—The Purchaser of the Property—The Mortgagee of the Property—As Collateral Security—as the case may be.
all **our** right, title and interest in this Policy of Insurance and all advantages to be derived therefrom.

Witness **our** hand and seal at **Vancouver, B.C.** this **1st** day of **May** 1944

Signed, **James Howland Dunn** in the presence of

For and on behalf of **The Secretary of State of Canada,**
acting in his capacity as **Custodian of Enemy Property.**

The

(Insert Name of Company)

hereby consents to the above Assignment, subject, however, to all the provisos, conditions and stipulations contained in said policy, or endorsed thereon; It being understood that if the Assignment be made in favor of a Mortgagee, or for collateral security, the insurance under said Policy shall continue in the name of the Insured, whose loss, if any, shall be payable to the Assignee, as the interest of such Assignee may appear.



Dated at

MAY 3 1944

B. C. Standard Form
No. 101 (June, 1935)
10M-11-40.

ROYAL AGENCIES LIMITED

PER

Agent.

File No. 8552.
Catalogue No. 420.

May 15th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Takumi MUROTA - Reg. No. 61432
City of Vancouver
Lot 15, Blk. 20, Subdivision
W.P., D.L.'s. 319, 324 and part
of 323, Co. 1, N.W.D., Plan 2399.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 25th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 101295-L, dated April 25th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 101296-L, dated April 25th, 1944, registering the property in the name of Joshua Rowland Denney (Deed).
3. Duplicate of Transmission dated April 12th, 1944.
4. Duplicate of Deed dated April 12th, 1944 - Secretary of State to Joshua Rowland Denney.
5. Certificate of Indefeasible Title number 101296-L, dated May 10th, 1944, covering the above property in the name of Joshua Rowland Denney.

DAC:JS
Encls.

D. A. Cramer

STATEMENT RE SALE OF:

Name: HURATA, Takumi

Catalogue No: 429

File No: 6592

Reg. No. 01412

Street Address: 727 W. 69th Ave., Vancouver.

Legal Description: 15/20/1/319,324 & pt. 323/2399

Date of Sale and Adjustments March 4, 1944.

Sale Price \$ 2300.00

Real Estate Agents Commission \$ 115.00

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 5.10

Taxes 11.69

Water 1.75

139.19 \$ 2304.85

Net Proceeds credited to your account
March 4, 1944

2367.66

October 2, 1945.

Date:.....

Geo. Peters.

Compiled by:.....

TITLE RECEIPT

Catalogue No. 420
File No. 8552
727 West 69th Avenue
15/20/D/319, 324 & pt. 323

Receipt of Certificate of Title No. 101296-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 Hartford Fire Insurance Co., Policy No. 28553, which has been assigned to me.

Dated at Vancouver, B. C., this 23 day of May 1944.

J. K. Clark Agent
Joshua Portland Deane

Catalogue No. 420
File No. 8952
727 West 69th Avenue
15/20/2/219, 224 & 4.303

May 26, 1944.

ACCOUNT

As of March 4, 1944 - 64 days

Debit Merchants

Registration fees on Deed, \$2300.00	\$ 7.85
Insurance premium - 13/14 of \$5.50 (Pr. 1/4/45)	5.10
Water from March 4th to April 14th - 14 days @ 4¢	1.75

Total debits \$ 14.70

Credit Merchants

64/365 = \$66.66 Seller's proportion of taxes for 1944	\$ 11.69
Amount of tax collected - due 15th of month	
March 4th to March 15th - 10/31 = \$23.75	7.66
March 15th to April 14th	23.75
April 15th to May 14th	23.75

Total credits \$ 66.66
Less total debits 14.70

NET AMOUNT DUE TO PURCHASER \$ 52.15

8552

REGISTERED A/R

May 27, 1944.

J. L. Clark Realty Co.,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 420
727 West 69th Avenue
15/20/D/319.324-323

Attached is Certificate of Title No. 101296-L
registered in the name of Joshua Rowland Denney, Dollarton, B. C.
and covering the above property.

We are also enclosing herewith insurance policy
Hartford Fire Insurance Co., Policy No. 28553, which has been assign-
ed to the new owner.

Adjustments as shown on the enclosed sheet have been
calculated and a balance of \$52.15 appears to the credit of the
purchaser.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 3

cc to Joshua R. Denney
cc to J. W. Fairhall

REAL PROPERTY SUMMARY

JAPANESE NAMES: Takumi MUROTA
Sada KAIURA

Reg. No. 01412
" " Deceased

File No. 8552.
Int. 1443.

CATALOGUE NOS: 419, 417, 418.

PROPERTY ADDRESS: Lot 16 - 725 W. 69th Avenue, Vancouver, B. C.
Lots 17 & 18 - 700 Block W. 69th Ave., Vancouver, B. C.

LEGAL DESCRIPTION: Lot 16, Block 20, Subdivision "D", District Lots 319, 324, and part of 323, Group 1, N.W.D., Plan 2399.
and
Lots 17 and 18, Block 20 of Blocks 17 to 21, Subdivision "D", District Lots 319, and 323, Group 1, N.W.D., Plan 2399.

TITLES: Lot 16 - Registered in the name of Takumi MUROTA.
Lots 17 & 18 - Registered in the name of Sada KAIURA.

ENCUMBRANCES: Lot 16 - None registered.
Lots 17 & 18 - None registered.
No indication of any unregistered charges against Lots 16, 17 and 18.
Vesting Order filed No. 35136, against Lot 16, dated November 3rd, 1942.
Vesting Order filed No. 34675, against Lots 17&18, dated August 21st, 1942.

ASSESSED VALUES:

Lot 16 - Land	\$180.00	
Improvements	\$200.00 - \$380.00.	Taxes - \$14.58
Lot 17 - Land	\$180.00 - \$180.00.	" - 9.37
Lot 18 - Land	\$180.00 - \$180.00.	" - 9.37
	\$740.00	\$33.32

CLASSIFICATION: This is a sale of 3 Lots: No. 16 owned by Takumi MUROTA and Lots 17 and 18 owned by Sada KAIURA.
The valuator reports as follows:
"This property is situated on the North side of 69th Avenue with a combined frontage of 99ft. x 120ft. This is a blind Street and only open to the Easterly boundary of Lot 16.
The lots are all cleared.
A very old and dilapidated four room shack is situated on Lot 16.
No Plumbing whatever, except City water service.
If sold together I would place a valuation on the three properties of \$400.00 - F.A. Cleland".

HISTORY OF ADMINISTRATION: The house on Lot 16, Blk. 20, was leased from June 6th, 1942, through the office of J.W. Fairhall for Takumi MUROTA to Mrs. A. Evans at a monthly rental of \$6.50. (This was on a monthly basis).
Lots 17 and 18 were vacant property and not included in the monthly lease.
Rents collected on account of Takumi MUROTA - \$123.50, against which were the following charges:
Repairs \$57.60
Commission 6.20 - \$63.80

SOLD:

To Edith Lillian Hodgins for \$500.00 as at December 31st, 1943 (Lots 16, 17 and 18).

Approval of Advisory Committee - December 23rd, 1943.

Funds released to the credit of Takumi MUROTA (Lot 16) as at September 7th, 1944, against which were the following charges: Real Estate Commission - \$12.50, Valuation - \$5.00, Advertising - \$4.00, Registration - \$1.75, leaving a net credit of \$226.75 from the sale of Lot 16, Blk. 20 D.L. 319-324, AND

Funds placed to the credit of Sada KAIURA, In Japan, Int. File 1443, but not released as at September 7th, 1944, against which were the following charges: Real Estate Commission \$12.50, Valuation (2 Lots) - \$10.00, Advertising (2 Lots) \$8.00, Registration Fees - \$1.75, leaving a net credit of \$217.75 from the sale of Lots 17 and 18, Blk. 20, Blks. 17 to 21, D.L's. 319 and 323:-

Resumé- Purchase price 3 Lots -	\$500.00
Real Estate Commission	\$25.00
Valuation Fees	15.00
Advertising	12.00
Registration Fees	3.50
	<u>55.50</u>
	\$444.50

Adjustments as at December 31st, 1943, to the amount of \$1.10, being unexpired Fire Insurance Premiums, were placed to the credit of Takumi MUROTA'S account.

The following Fire Insurance Policy:

Hartford Insurance Co., Policy No. 28554 - \$500.00, covering the dwelling, was transferred to Edith Lillian Hodgins as at February 10th, 1944.

OLD CERTIFICATE OF TITLE

No. 78007 Indef. - Lot 16, Blk. 20, D.L's. 319-324. Takumi MUROTA declared on his JP Form signed 11th May, 1942, that the Title Documents were in his possession. There is nothing on file to show that Certificate of Title had been asked for by this office or that it had been deposited in the Land Registry Office, Vancouver, B.C.

OLD CERTIFICATE OF TITLE

No. 33899 Absolute - Lots 17 & 18, Blk. 20 of Blks. 17-21, SD'D, D.L's. 319 & 323, Plan 2399. Registered in the name of Sada KAIURA. As this Japanese is in Japan, we have no way of finding out where the Title Documents are.

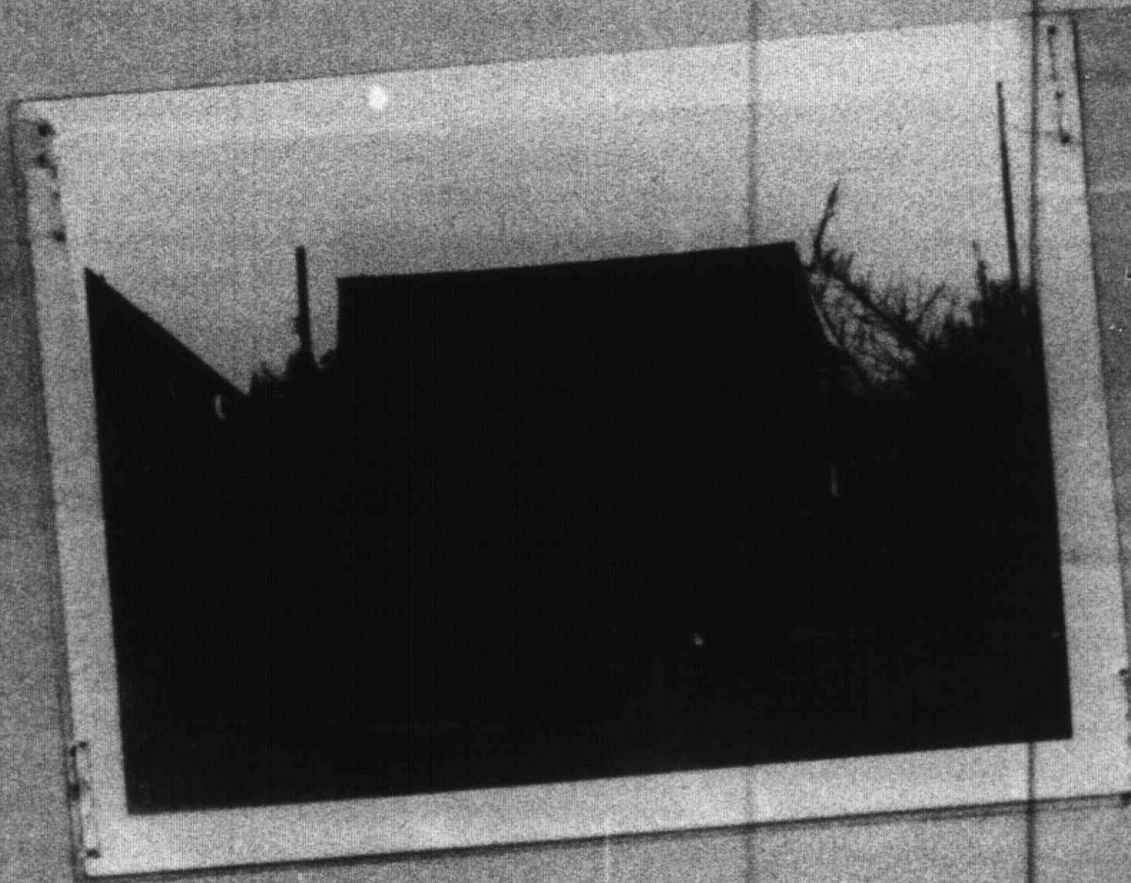
Certificate of Title No. 97844-L in the name of Edith Lillian Hodgins, was handed to her March 28th, 1944 - her receipt on file.

This summary is certified to be in accordance with information on file.

July 31st, 1946.

D. A. CRAMER
D. A. CRAMER.

MURATA, Takumi
725, ~~227~~, West 69th Ave. Vancouver, B. C.
Evac. File 8552



Picture Taken May 3, 1943.

Rec'd	NOV 18 1943
File No.	7557
Ans.	Harop
Referred	

8172 Oster St.
Vancouver B. C.
Nov. 18/43.

Dear Sir:-

I hereby tender
a bid for the following
property.

Catalogue no.

419

Address

725 W. 69th Ave

Lot 16

Block 20/D

D. L.

319, 324 PT 323

Cust. File

8552

I am willing

to pay two hundred
and twenty-five dollars
(~~225.00~~) for above prop-
erty.

Trusting to hear from
you at your earliest
convenience.

I remain,

Yours truly,

R. H. Hodgins.

Langara 0585.

2552

November 17th, 1940

H.I. Hodgins, Esq.,
8772 Galer Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 419,
745 West 67th Avenue

We are in receipt of your letter of the 13th instant in which you submit an offer to purchase the above property for the sum of \$25.00.

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 your offer to which you refer.

Yours truly,

F.C. Shears,
Director.

FCS/AN

J. W. FAIRHALL*Notary Public*REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS1318 Southwest Marine Drive
VANCOUVER, B. C.

Nov. 24, 1943.

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

EVACUATION SECTION	
Rec'd	Nov 25 1943
File No.	
Ans.	
Referred	<i>Donut</i>

Dear Sirs: Re Takumi MUROTA, File No. 8552
725 West 69th. Ave.

Replying to your letter of the 23rd. instant. Last June the City Health Dept. demanded that this property be put in better condition. There is no toilet in the house so they permitted us to build a new outhouse containing a dry toilet. Also, they insisted that the sink be given a proper drain and vent pipe. Bills for this work amounted to \$57.60. A statement of rents and expenses follows:

Mrs. A. Evans, 6 mos. rent June 1
to Dec. 1, 1943 @ \$6.50 39.00

Agent's 5% Com.	1.95
W.H. Garratt, carpenter work & material	36.00
Eburne Sheet Metal Works, plumbing	21.60

Balance	20.55
	<u>\$59.55</u>
	<u>\$59.55</u>

This balance will take four months rent to clean up. This should be accomplished next March, always providing the tenant continues to pay her rent on time.

Yours faithfully,

J. W. FAIRHALL
per *[Signature]*

File - 8552

Nov. 29th. 1943.

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

Dear Sir:-

No Catalogue No. 419.
Lot 16/20/D/319, 324 and part of 323, known as 725 W. 69th Ave.

This property is situated on the North side of 69th Avenue
with a frontage of 33' to a depth of about 120'. A very old delapidated
four room shack in filthy condition. No plumbing whatever, except City
water service.

In my opinion the property should be worth \$215.00.

Yours very truly,

PAC/G.

J. A. Leblond

HEALTH DEPARTMENT

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



EVACUATION SECTION	
Recd	DEC 17 1943
File No.	8552
J. J. J. J.	

VANCOUVER, B. C.

Dec. 15th, 1943.

Office of Custodian of Enemy Property,
675 West Hastings St.,
Vancouver, B. C.

Dear Sirs:-

Re: Sanitary Facility & Sewage Disposal
for 725 W. 69th Ave., Vancouver, B.C.
Owner - TAKUMI, Murota.

The above noted premises, at present occupied, are without the necessary sanitary facility (flush toilet) and sewage disposal system which is required by By-law. A nuisance exists at present from the rockpit against the house.

You are therefore hereby ordered to install a flush toilet in the above premises in accordance with Section 508 of Building By-law No. 2445, within thirty (30) days from the service of this notice.

Failure to comply with the foregoing notice within the time stated renders you liable to the penalties provided for in said By-law No. 2445.

Upon the installation of the flush toilet and sink, it will be necessary for you to make the proper provision for the disposal of the waste water or other liquid waste by one of the methods provided for in Section 270 of Health By-law No. 949.

This Department, in conjunction with the City Engineer's Department, will be glad to advise you in this matter.

You are therefore ordered to make the necessary provisions for the disposal of such waste water or other liquid waste forthwith upon installation of the flush toilet.

Failure on your part to make such provision will render you liable to the penalties provided for in the said Health By-law.

Respectfully yours,

CHIEF SANITARY INSPECTOR.

GAR:EM

December 23rd, 1943.

Attn: Chief Sanitary Inspector

City of Vancouver,
Health Department,
City Hall,
Cambie & 12th Avenue,
Vancouver, B. C.

Dear Sirs: Re: Sanitary Facility & Sewage Disposal
for 725 E. 69th Ave., Vancouver, B.C.
Owner - TAKUMI, Hirota

With reference to your letter of the 15th instant, headed as above, this matter has been referred by us to our agents, Messrs. J. W. Fairhall, as we understand that some months ago arrangements were made with your department relating to this matter, and our understanding is that your requirements as then demanded have been met. We have asked the above firm to write to you direct on the matter as they are familiar with the arrangements made.

Respecting your letter of December 14th relating to the septic tank at 727 West 69th Avenue, same owner as above, we have requested Messrs. J. W. Fairhall to give this matter their careful attention—we are glad to note you sent a copy of your letter to us.

Yours truly,

P. Douet,
Administration Department.

PD/ER

LOSS REPORT

No. 53

31st March, 1944.

File No. 8552

Name: Takumi MURATA

Location:

725 West 69th Avenue, Vancouver, B. C.

Property Damaged:

Dwelling

Loss Caused by:

Fire

Date of Loss:

7th March, 1944

Policy No.

28554

Company:

Hartford Fire Insurance
Company

Agents:

Royal Agencies

Sum Insured:

\$500.00

Adjuster:

J. M. Robertson Co.

Amount of Claim:

\$15.00

Date Claim Paid:

29th May, 1944

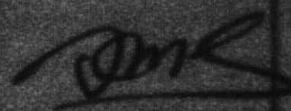
Insurance Revised:

Unnecessary (Property sold)

Remarks:

J. M. Stirling, contractor, was to have done these repairs at an estimated cost of \$12.00 to \$15.00. As the property has been sold now to Mrs. Hodgins, and as she wishes to make some changes to the front of the house, it was better to accept a cash settlement for the loss, turning the sum over to Mrs. Hodgins rather than to have repairs effected. Cheque for \$15.00 sent to Mrs. E. L. Hodgins, June 6/44.

326:73



STATEMENT RE SALE OF:

Name: **SUNOTA, Takumi**Catalogue No: **419**File No: **8352**Reg. No. **01412**Street Address: **725 W. 69th Ave., Vancouver, B.C.**Legal Description: **16/20/D/319,324 & pt. 323/1/2379**Date of Sale and Adjustments **December 31, 1943.**

Sale Price

\$ 250.00

Real Estate Agents Commission

\$ 12.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

1.75

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance

1.10~~Taxes~~~~Water~~**23.25****\$ 251.10**Net Proceeds credited to your account
Dec. 31/43**227.85****October 2, 1943.**

Date:.....

Geo. Peters.

Compiled by:.....

8552

January 10, 1944.

Mr. Takumi MUROTA,
Reg. No. 01412,
c/o L. Catlin,
Revelstoke, B. C.

Dear Sir:

Please be informed that Lots 16, 17 & 18, Block 20, of Blocks 17 to 21, Subdivision D, D.L. 319, 324 and part of 323 is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of the sale will be sent to you on request when the matter is concluded.

You will recall that though you claim Lots 17 & 18, the title is in the name of Sada Kiaura. By handling this matter following current practice it will be possible to credit to you the proceeds of the sale of this land.

The other title is in your own name and credit will be given to you in due time.

Kindly send either to this office or to the Land Registrar, Vancouver, the titles covering this land, Number 78007 K in the name of Takumi Murota, and 61/343/3389 Absolute, in the name of Sada Kiaura.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AS

for 17234
Files No. 13234 & 8552.
Catalogue Nos. 417, 418,
& 419.

March 2nd, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Takumi MUROTA
Sada KAIURA
Lots 16, 17 & 18, Blk. 20,
Subd. "D", D.L. 319, 324 and
part of 323, Sp. 1, N.W.D.,
Plan 2399.

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

1. Copy of application number 97843-L dated
February 23rd, 1944, registering the property
in the name of the Custodian (Transmission).
2. Copy of application number 97844-L dated
February 23rd, 1944, registering the property
in the name of Edith Lillian Hodgins (Deed).
3. Duplicate of Transmission dated January 21st,
1944.
4. Duplicate of Deed dated January 21st, 1944 -
Secretary of State to Edith Lillian Hodgins.
5. Certificate of Indefeasible Title number 97844-L
dated February 29th, 1944, covering the above
property in the name of Edith Lillian Hodgins.

D. A. Cramer

DAC:JS
Encls.

Catalogue No. 417, 418 & 419.

Files Nos. 8552 & 13234

725 & 700 Blk. West 69th Avenue

16,17818/20/319,324apt.323.

ADJUSTMENT

As of December 31st, 1943.

Debit purchaser

Registration fees on Deed. \$500.00 \$ 5.00

Insurance premium for 14 months 1.10
(ex. 1/4/45)

Total debits \$ 6.10

Credit purchaser

Amount of rent collected for January

" " " " February

" " " " March

\$ 6.25
6.25
6.25

Total credits

Less total debits

\$ 18.45
6.10

Net credit due to purchaser

\$ 12.35

as to J. E. Fairhall, Esq.

Catalogue Nos. 417, 418, 419
File Nos. 13234 & 8552
725 West 69th Avenue
17, 18, 16/20/D/319, 324 & pt. 323

Receipt of Certificate of Title No. 98744-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Hartford Fire Insurance Company policy No. 28554 which has been assigned to me and cheque for \$12.35 representing closing adjustments on sale to me of 725 West 69th Avenue.

Dated at Vancouver, B. C., this 28th day of March 1944.

E. L. Haggins

Files Nos. 8552 & 13234

March 29, 1944.

MEMORANDUM -- ACCOUNTING DEPARTMENT

Re: Catalogue No. 417, 418 & 419
725 & 700 Blk. West 69th Avenue
16.17@18/29/319.234@pt.323

File No. 13234 is to be changed to Internee No. 1443.

As the title to Lot 16 is in the name of Takumi WUNOTA,
Reg. No. 01412, Evacuee File No. 8552, and the title to Lots 17 & 18 is
in the name of Sada KAHINA, deceased, File No. 13234, these two properties
were sold and delivered under one title and all funds must be held until
such time as the proper amounts are allocated and agreed upon by the
Internee and Evacuee Sections.

GP:EB

Gross sales proceeds: \$500.00.

SUMMARY OF LIABILITY

File No. 8752

January 7th, 1947

Re: Tameo NISHIDA (Mr.)

File No. 8743.

No claims are revealed on this file against the above
Japanese person.

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

E. Robertson
E. Robertson.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Takumi Murota

File No. 8552

*C/o L. Catlin
Revelstoke, B.C.*

Reg. No. *01412*

Company Sun Life

Agency Vancouver

Policy No. 2097982

Premium - \$ 40.70

Payable: ^XAnnually, Semi-annually or monthly

Month January Day 1

REMARKS:

Letter sent 27/5/43

PERSONAL PROPERTY SUMMARY

File No. 8552

January 8th, 1947.

Re: Takumi MUROTA (Mr.)
Reg. No. 01412

Chattels: The above Japanese person declared in his JP form dated May 11th, 1942, that he had no chattels in the protected area of British Columbia but it is revealed in a report made by the Canadian Credit Men's Trust Association dated July 3, 1942, that a number of chattels were left at 727 W. 69th Avenue, Vancouver, by Mr. Murota. (See Chattels Summary and Schedule attached).

Specified Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

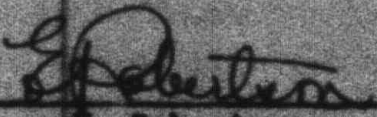
Life

Insurance: The above Evacuee declared the following in his JP form:

"\$1000.00 Sun Life Assurance Company. Beneficiary, Shishiro (father). Policy No. 2,097,982, in owner's possession."
No further reference to the above policy appears on file and no action regarding this insurance has been taken by the Custodian.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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


E. Robertson.

CHATELLE SUMMARY

File No. 8552

January 8th, 1947.

Re: Takumi MUROTA (Mr.)
Reg. No. 01412

No chattels were declared by the above Japanese person in his JP form dated May 11, 1942. However, in their report dated July 3rd, 1942 (R.P. section of file) the Canadian Credit Men's Trust Association advised that a few chattels were found to have been left by the above Japanese person at 727 West 69th Avenue, Vancouver, and 2 small tables at 725 West 69th Avenue. Accordingly, the Custodian wrote to the agent, J. E. Fairhall, requesting him to obtain from the tenant of 727 W. 69th Avenue, namely Mr. Pendergast, a receipt covering the items of furniture left by the Japanese. A copy of the list of effects signed for by the tenant and "Y." Murota (Takumi Murota's sister, now deceased) was sent to the Custodian by Mr. Fairhall on December 16, 1942.

Under date of January 8, 1944, Mr. Green requested Mr. Spain to investigate the chattels at 725 W. 69th and 727 W. 69th Avenue and at the same time stated that although the list of chattels above-mentioned was signed by Takumi Murota's 'mother' (this would seem to be an error as the mother's initial was not "Y", but was being 'Wasa' - the sister's initial was "Y"), neither the father's nor the mother's file showed anything in connection with chattels (and nothing appears on the sister's file except the R.C.M.P. sheet and 'No Property' card) and therefore the chattels should be dealt with on Takumi Murota's file only. This has been the case.

On January 31st, 1944, Mr. Spain reported there were no chattels at 725 W. 69th Avenue, but that a coal heater, 3 piece chesterfield suite, 3 dressers and a glass cupboard were at 727 West 69th Avenue, also many small articles in a boarded-up room in the basement, all of which were in good condition but which he did not list owing to the congested condition of the premises. Accordingly it is assumed that the miscellaneous articles sold at auction and not shown on the signed list belonged to Takumi Murota and were among those found in the room in the basement.

Information on file reveals that arrangements were made between the tenant, Mr. Pendergast, and Mr. Murota in connection with the sale of the Chesterfield suite, chest of drawers, dresser, 4 chairs and 1 table for the sum of \$52.50. This money was credited to Murota's account with the Custodian under date of September 26, 1944. (Custodian Receipt No. 10318 on file dated September 26, 1944).

The remainder of chattels found on the premises known as 727 W. 69th Avenue were removed and sold at Vancouver auction 502 on July 27th, 1944, and proceeds credited to Murota's account in this office.

Note:
On Feb 2/47 Murota
advised that
all the goods left
at 727 W. 69th
were his property.
Y.R.

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

E. Robertson
E. Robertson.

CHATELAINS SCHEDULE

File No. 8552

Takumi MUROTA (Mr.)

Reg. No. 01412

NOTE: The above Japanese declared that he had no chattels in the protected area of British Columbia.

Reported July 3/42 by
Can. Cr. Men's Trust Assn.
to be at 727 W. 69th:

List of chattels
at 727 W. 69th Ave.
sgd. by tenant, Mrs.
H. Pendergast & Mrs.
Murota (mother), sent
in by agent, J.W.
Fairhall, Dec. 16/42.

Sold to J.R.
Denney, pur-
chaser of 727
W. 69th Ave.,
Sept. 26/44.

AUCTIONED

Other
Disposition

2 iron beds and
springs

Old Ice Box

1 Chesterfield suite
(3 ps.)

1 fused oak glass door

1 bookcase

Sundry Kitchenware

I

I

Beds not found

July 27/44 -3 springs

July 27/44 (small cabinet)

Not found

July 27/44

July 27/44,

i.e. 7 jugs

2 glass jars

4 gal. crock

3 gal. crock

6 gal. crock

Iron stew kettle

Flower pots

Wooden tub

Wringer, Mop

At 725 W. 69th Ave:

2 small tables,
2x2' and 2x4'

1 heating stove

1 garden hose

1 bookcase

1 kitchen table

Small table

1 green dresser

1 dark brown dresser

1 " " chest
of drawers

I

I

I

July 27/44

July 27/44

July 27/44

Not found

Not found

July 27/44

NOTE: (1) Although not shown on the list of chattels signed by the tenant, Pendergast, or on report by Canadian Credit Men's Trust Association, 4 kitchen chairs were also sold to Mr. Pendergast. Arrangements regarding sale of chattels to the tenant, Mr. Pendergast, were made between the tenant and the Japanese owner, Takumi MUROTA.

(2) The following articles were sold at auction, also and proceeds credited to Murota's account and presumably were among the goods found in the basement, but not listed (see Mr. Spain's memo of January 31, 1944):

2 old pillows

Old Bedspread

Picture frames

Screen door

Old chest of drawers

u.R.

Mr. J. R. Denney
727 W. 69th Ave.
Vancouver B.C.

June 21 - 1944
P.O. Box 31
Newltoke B.C.

Dear Sir -

I have received your letter of June 20 regarding my household furnitures and I understand that you are offering \$40.00 for the following goods

3 pieces	Chesterfield Suite	\$40.00
1	Drawer	7.50
1	Dressing Table	7.50
4	Kitchen Chairs	2.50
1	Kitchen Table	2.50

I think the prices are alright except the price on chesterfield suite is too low. After two years of absent, I don't know in just what condition the chesterfield suite are in.

I like to have \$45.00 for the chesterfield suite.

This will makes the total of \$65.00.

Yours truly

J. Murota

File 8552

July 8 - 1944
P.O. Box 31
Newcastle B.C.

Mr. J. R. Denney
721 - W. 69th Ave.
Vancouver B.C.

Dear Sir,

From your letter of June 30
I understand that my chesterfield suite is
in not so good of a condition and you
offer \$32.50 for it, this will bring the total
to \$52.50.

If this ~~is~~ is the best you could do I
accept the price of \$52.50 on my
household furniture. I thank you very much.

Yours truly

J. Murata

NAME WILSON, RobertREGISTRATION NO. 01412FILE NO. 8522

The following chattels were sold by public
 auction at 1047 Burrard St., Vancouver, B.C. July 27, 1944.

7 Jugs	\$ 0.85
2 Glass jars	0.40
1 Gallon crock	1.00
3 Gallon crock	0.85
5 Gallon crock	1.50
Iron stew bottle	1.00
Flower pots	0.50
Wooden tub	0.10
Wringer	2.40
Garden tools	2.25
Garden tools and map	1.25
2 Old pillows	0.20
Old bedspread	0.25
Picture frames	0.30
Coal heater (damaged)	4.00
Small cabinet	0.25
Old chest of drawers or dresser -	0.50
Cupboard or dresser -	2.50
Screen door	2.00
Chestcase or glass cupboard -	2.00
Bed spring 4' x 6'	1.50
Bed spring	1.50
Bed spring 4'	2.50

Total

\$ 29.30

Less Expenses: (Auctioneer's Fee: \$2.93
 (Advertising: 0.82
 (Moving: 2.53

\$ 6.22

Net Proceeds Credited:

\$ 23.08

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 302

Remarks.

File 8852

August 2, 1944.

MEMORANDUM

To: The File

From: Mr. Spain

Re: Takumi MUROTA
727 West 69th Avenue

All chattels were removed from the above address to
Willard's Auction Room where they were sold in Vancouver Auction
No. 502.

W. E. Spain

GBS/MAC

8552 - 10319

May 22nd, 1946.

REGISTERED MAIL

Mr. Takumi MUROTA,
Registration No. 01412,
P. O. Box 227,
Revalstoke, B. C.

Dear Sir:

We are in receipt of your telegram of May 18th requesting that we forward to you \$500.00 immediately. We enclose herewith our cheque for the above amount from funds standing to your credit with the Custodian, leaving a present credit balance of \$1990.66 in your account. Please acknowledge receipt of this cheque.

On reviewing your father's file we find there is an outstanding claim of \$80.00 and as far as we can see your father is not in a position to make settlement. We would ask you to please let us know if it would be possible for you to make some arrangement to pay this claim on behalf of your father.

Yours truly,

A. G. McArthur,
Administration Department

/MR
Enc. 1

8552

REGISTERED MAIL

January 8th, 1947.

Mr. Takumi MUROTA,
Registration No. 01412,
P. O. Box 227,
Revelstoke, B. C.

Dear Sirs

We enclose herewith Custodian cheque in the sum of \$1915.14, representing funds standing to the credit of your account in this office from the rentals and sale of real property, and leaving a balance of \$75.52 in your account.

You have already been supplied with statements covering the sale of Lot 15, known as 727 W. 69th Avenue, and Lot 16, known as 725 W. 69th Avenue, Vancouver, together with a statement of your account up to September 26, 1944, which showed a credit balance at that time of \$2490.66. Since then you have been forwarded a cheque for \$500.00, thus reducing your credit in our books to \$1990.66, the amount of the cheque now enclosed, less the sum of \$75.52 mentioned above, which was derived from the sale of chattels.

Although you declared to the Custodian that you owned no chattels in the protected area, we were advised by your agent that some chattels were left on the premises known as 727 West 69th Avenue, Vancouver. The list supplied by the agent was signed by "T. Murota" and Mrs. H. Pendergast, the tenant. We presume that "T. Murota" refers to your sister, Yoshiko, now deceased, but on reviewing her file it is revealed that no property of any kind whatsoever was declared by her. From information contained in your file it is revealed that arrangements were made between you and Mr. Denney, purchaser of 727 W. 69th Avenue, in connection with the sale of a chesterfield suite, chest of drawers, dresser, 4 chairs and 1 table for a total amount of \$52.50, the funds being credited to your account with the Custodian. Upon the sale of the above premises the remainder of the chattels were removed and sold at auction and the net proceeds of \$23.02 credited to your account. In order that all funds derived from sale of chattels may be credited to the correct person we shall be glad if you will advise if any of the above household effects were owned by any other member of your family, or if they all belonged to you.

On looking through your file we find we wrote to you on January 10th and April 1st, 1944 requesting you to send to us the Certificate of Title No. 78007-K relating to Lots 15 and 16 mentioned above. Since we do not appear to have received this title and since the ownership of this document is in the Custodian, we now ask you to send it to this office without further delay.

Mr. Takumi HIRATA

2.

January 8, 1947.

We note you were written on May 22nd, 1946, regarding an outstanding claim of \$60.00 against your father for funeral expenses in connection with the burial of your sister but our records do not indicate that any reply was received by this office. If you should wish to make some arrangements regarding the payment of the above claim we would ask you to get in touch with the Department of Labour, Japanese Division, 360 Homer Street, Vancouver, B. C.

With the exception of the sum of \$75.52 being retained in your account until the ownership of the chattels has been clarified, it would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/E
Enc. - Custodian cheque \$1935.14
- Return envelope.

File 8552

P.O. Box 227
Rensselaer, B.C.
February 5, 1947

Dept of the Secretary of State
Office of the Custodian

Dear Sir:-

EVACUATION SECTION	
Rec'd	7 1947
File No.	8554
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Re: Chitab at 121 W. 69th Ave. New York

I wish to state that I am the possessor of
all the household effects remained at the
above address.

I might mention that since I was not
present at home at the time the agent came
my sister Yozuko, who was the only person
remained at home, signed it for me.

Hoping you will understand the situation
and if you will please credit it to me
I shall be glad.

Yours truly,
J. Murota

8552

February 7th, 1947.

REGISTERED MAIL

Mr. Takumi MUROTA,
Reg. No. 01412,
P. O. Box 227,
Revelstoke, B. C.

Dear Sir:

We have for acknowledgement your letter of February 5th and note that you state all the household effects left at 727 W. 69th Avenue, Vancouver, belonged to you.

We now enclose Custodian cheque in the sum of \$75.52, being proceeds derived from sale of chattels and which amount represents your entire credit with this office. Kindly acknowledge receipt of this cheque.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc. - Custodian cheque \$75.52

File No. 8552
 Reg. No. 01412

Talbot, MRS. J. A.

Date	Particulars	Debit	Credit	Balance
1962 November 18	Taxes account	\$ 120.88		
December 12	Rents collected Agent's commission Water rates Repairs	9.80 6.05 12.50	195.50	
1963 January 6	Cheque to you	35.00		
January 27	Land Registry Office - Certificate of Insurance	1.00		
June 16	Cheques to you - 3 @ \$40.00 each	120.00		
August 1	Taxes	76.78		
August 21	Cheque to you	20.00		
December 14	Rents collected Agent's commission Water & repairs	16.65 34.45	332.50	
December 31	Balance rents to date re 725 N. 69th		43.30	
	Credit re Sale of Property - 725 N. 69th		227.85	
1964 January 5	Rents collected Agent's commission Balance 1963 taxes Repairs & Water	1.25 47.65 324.50	25.00	
March 4	Balance rents to date 727 N. 69th		39.84	
	Credit re Sale of Property		2,167.66	
August 21	Proceeds Auction Sale		23.02	
September 26	Sale of Furniture		52.50	
		\$ 616.51	\$3,107.17	

CR \$ 2,490.66