

8983

REAL ESTATE

FILE NO. 8983

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: TADAO WAKABAYASHI
HOME ADDRESS: 2456 McGill Street, Vancouver, British Columbia.
REGISTRATION NUMBER 10749 SEX: Male AGE: 25
OCCUPATION: Truck Driver

(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: Farmers' Products Distributing Company.
MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Akiko Wakabayashi
ADDRESS OF WIFE OR HUSBAND: 2456 McGill Street, Vancouver, B. C.
NAMES OF ANY LIVING CHILDREN: None.

ADDRESS OF CHILDREN: --
AGE OF CHILDREN: --

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

1. LOCATION AND DESCRIPTION:
Lot 887, Town of Hastings, Plan 6675, otherwise known as
2456 McGill Street, Vancouver, British Columbia - 66Ft. x 132 Ft.

2. BUILDINGS AND OTHER IMPROVEMENTS:
Seven-room house and garage.

3. INSURANCE (Give particulars; state where policies are) \$3,000.00 on house property
with Hartford Fire Insurance Company, # 28170, expiring April 20th,
1945; Policy with Norris & MacLennan, Solicitors, Vancouver, B. C.

4. TAXES (Amount and where payable) Approximately \$85.00, Vancouver City Hall.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
I hold the said property as to undivided one-half interest in trust for
my brother, Chuzo Wakabayashi.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by my wife and other
members of family.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Office of Norris & MacLennan, Barristers, 602 West Hastings St., Vancouver, British Columbia.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Chuzo Wakabayashi
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.

Furniture and personal effects at 2456 McGill Street, more

particularly described in the Schedule annexed hereto.

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. Chuzo Wakabayashi, 2456 McGill St.

Vancouver, B.C. (evacuated to Ontario) - undivided one-half interest.

TADAO WAKABAYASHI.

2456 McGill St. Vancouver.

SITTING ROOMS

- 1 Chesterfield set (3 pcs.)
- 1 Reading Lamp
- 1 Table Lamp
- 1 Coffee Table
- 1 Cabinet Radio "Philco-37 Model"
- 1 Fireplace set (Brass)
- 1 Mounted Bear Rug
- 3 pcs. Sitting Room Tables
- 5 Cushions
- 4 Picture Frames
- 1 Mantel Clock (Chime)
- 1 Antique Sitting Room Decorations
- 1 Sitting Room rug 12 x 14 Ft.
- 1 Sitting Room rug 3 x 5 Ft.
- 1 set Drapes
- 1 set Lace Curtains

DINING ROOM

- 1 set Dining Room Table and Chairs
- 1 Rug 6 x 9 Ft.
- 1 set Drapes and Lace Curtains
- 1 Dining Room Antique set

UPSTAIRS ROOM - BACK RIGHT

- 1 2-piece Bedroom Suite
- 1 Night Table and Lamp
- 1 Picture Frame
- 1 Carpet
- 1 Rug
- 1 pr. Blankets
- 1 pr. Bed Sheets
- 1 Chest
- 1 set Curtain and Blind

UPSTAIRS ROOM - BACK LEFT

- 1 Bedroom suite
- 1 pair Blankets
- 1 Night Table and lamp
- 1 Rug 4 x 10
- 1 set Curtain and Blind

BATHROOM

- 1 Rug
- 1 Curtain and Blind

KITCHEN

- 1 Kitchen Stove
- 1 Card Table
- 1 Chinaware set
- 1 Pans and miscellaneous articles
- 1 Assorted Groceries
- 3 sacks Japan Rice - 100 lbs. net
- 4 Kitchen Chairs
- 2 Electric Irons
- 1 Ironing Table
- 1 Vacuum Cleaner
- 1 Electric Toaster

gmk
2.7.

BASEMENT

1 Ton Coal
4 Cords Inside Fir wood
2 Back Saws
1 Bush cutter
4 Shovels
1 Lawn Mower
1 Grass Cutter
1 Weed picker
2 Rakes
1 Washing Machine
3 Washing Tubs
2 Washing Boards
2 Waterhose - 150 feet
5 Paint Brushes
Assorted carpenter tools
1 Duroid Roof Board
1 Curtain Stretcher
4 Chairs
2 Card Tables
Preserved food stock
1 pair Ice Skates
4 Axes

FRONT UPSTAIRS BEDROOM

1 Bedroom set - 2 pieces
1 Bedroom rug 7 x 12
2 Blankets and sheets
2 Wicker chairs
2 Blankets - woollen
3 Picture frames
1 Table lamp
2 sets Cotton Curtains
2 Blinds
1 Side Curtain

SUN PORCH

1 Hardwood Table
1 Rug
1 Singer Sewing Machine

SIDE ROOM

1 Bedroom set - 2 pieces
1 set Blankets and bed sheets
2 Tables
1 Chair
1 Trunk
1 Suit Case
1 Rug 4 x 5
2 sets Curtains and Blinds
2 Japanese Comfort Blankets

HALL

2 Hall Rugs 4 x 3 and 9 x 5
1 Stairway Rug
1 Hall Light set
1 Hall Mirror

GLASS AND SILVERWARE

1 Doz. Dessert Glasses
53 pieces Japanese Dishes
1 Doz. Japanese Tea Cups
18 Japanese Sake Cups
1 Doz. Dessert Glasses - Diff. from above item
1 Doz. Silver Dessert Plates
1 doz. Silver Fruit Bowls

Handwritten signature and date 2.7.

1	Silver Cake Plate
1	Japanese Tea Set
3	Japanese Bon Plate
2	Fruit plates
5	Table Covers
1	Dinner set - 48 pieces
1	Tea set - 18 pieces
3	Cut Fruit Glasses
2	Cut Cake Glasses
1	Silux Coffee Maker
1	set Cut Glass Sugar and Cream set
1	Doz. Tumblers
1	2 Doz. Tea set

27/11/62

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$1,000.00, ^{London} ~~Marine~~ and
^{Provincial} ~~General~~ Insurance Company, Policy #505535; 1,000.00 ^{Hartford Insurance Co #28172}

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
 OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

Remarks: My affairs have been left in the hands of J.A. MacLennan, of the legal firm of Norris & MacLennan, Suite 311 - 602 West Hastings Street, Vancouver, and I request that he be permitted to retain the above-mentioned documents and supervise my affairs on my behalf.

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 13th day of May 1942.

(Signature)

Judas Nakabayashi

[Signature]
 Witness [Signature]

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Mar. 13/43

Full Name WAKABAYASHI, Tadao
(Surname in Block Letters)

Registration No. 10749

☒ Male - Female
(check)

Age Oct. 1, 1916

Former Address 2456 McGill Street, City.

Date Evacuated 14/5/42

☒ Naturalized - Canadian-Born - National
(check)

Present Address

BLIND BAY, B.C.
Chase, B. C. (Sept. 20/43)

Notch Hill, B.C. (24/11/46)

☒ Married - Single
(check)

Name of Wife Akiko #10748

Name of Husband --

Name of Father Chuya #02955

Name of Mother (WAKABAYASHI) Tatsu
#02785

Names of Children under 16 ---

Our File No. 8983

Registered with Custodian Yes
(yes or no)

Requested By J. Spratt.

Additional Information Truck Driver.

INTERIM REAL PROPERTY SUMMARY

FILES: 8983
2077

JAPANESE NAME: Tadao WAKABAYASHI, Reg. No. 10749 (Evacuated 14/5/42)

CATALOGUE NO: 144

PROPERTY ADDRESS: 2456 McGill Street, Vancouver, B.C. *(Sale completed as per letter 21-2-48 of H.M.L.)*

LEGAL DESCRIPTION: Lot 887, Town of Hastings, Plan 6675.

TITLE: Tadao WAKABAYASHI — Certificate of Title 72949-L.

ENCUMBRANCE: Registered - Nil.

VESTING: Vesting in Custodian 36008 of interests of Tadao WAKABAYASHI and Chuzo WAKABAYASHI filed 5/4/3 .
Unregistered Declaration of Trust by Tadao WAKABAYASHI dated 8/4/2, reciting that above property was purchased by declarant for \$3,000.00 of which amount Chuzo WAKABAYASHI paid \$1500.00 and acknowledging that he held an undivided half part of the said land in trust for Chuzo WAKABAYASHI.

ASSESSED VALUE: 1942 land \$800.00 improvements \$1400.00 - total \$2200.00
Taxes \$85.26.

CLASSIFICATION: Frame constructed two storey house with full cement basement and patent shingle roof. Consists of living room, 1 dining room, front hall, kitchen and pantry on main floor. Upstairs, 4 bedrooms, bathroom and glassed in porch off from bedroom polished fir floors. Hot water heating, laundry tubs, 1 car garage on rear of lot.

ADMINISTRATION: This was one of the properties in connection with which a petition of right was filed in the Exchequer Court by Norris & McLennan on behalf of the Japanese owners.

Pending decision of the Court the Custodian appointed the Pemberton Realty Corporation rental agents, with the approval dated 21/9/42 of Tadao WAKABAYASHI, the premises, unfurnished, were rented to H. Derewenko from 25/10/42 to 24/12/45, 38 months at \$35.00 per month; to Mrs. E. Wigston from 25/12/45 to 24/11/46, 11 months at \$35.00 per month; and to W.J. Naylor from 25/11/46 to 24/12/47, 13 months at \$35.00 per month. These tenancies covered a period of 62 months and the total rental revenue amounted to \$2170.00.

Norris and McLennan advised the Custodian on 10/8/42 that their client objected to renting the house unfurnished. However, on renting the premises to Mr. Derewenko, Mr. WAKABAYASHI himself sold the furnishings to Derewenko on 20/10/42

Interim Real Property Summary - Tadao WAKABAYASHI Files 8983, 2077 (Page #2)

The property was listed in the catalogue of properties for sale and offers were received from:

Moore & Moore,	10/7/3	\$1820.00 Cash
H.A. Roberts	31/7/3	520.00 Cash
Ghin Lim	31/7/3	2200.00 Cash
Pasquale Valente	25/8/3	3050.00 Cash
P. C. Gibbons	27/8/3	2850.00 Cash

The offer of Pasquale Valente, made through the Pemberton Realty, was submitted to Ottawa. In view of the legal question before the Exchequer Court the Deputy Custodian refused to convey. The Pemberton Realty was advised on 6/12/43 that the transaction could not be completed, and Valente's cheque for \$3050.00 returned.

Following the adverse decision of the Exchequer Court, and no appeal against the decision being made, Norris & McLennan wrote the Custodian on 7/10/47 that "in so far as we are concerned we have no further interest in the property in question". This firm, however, on 20/11/47 advised the Custodian that "Tadao WAKABAYASHI has requested us to supervise the sale of his house. We of course, on behalf of Mr. WAKABAYASHI do not wish to see the house re-rented as a better price can be obtained if the house is vacant".

On 22/12/47 Norris & McLennan advised that arrangements for the sale of the property had been completed between Mr. WAKABAYASHI and Mr. and Mrs. Arthur Munro for a consideration of \$5250.00, and on 31/12/47 approved of conveyance by transmission to the Secretary of State and deed to purchasers. Conveyance is at this date under way. When completed the funds credited to the account of the registered owner, Tadao WAKABAYASHI, will be equally divided between him and his brother Chuzo WAKABAYASHI, whose interest is held under the unregistered declaration of trust dated 8/4/2.

This ledger account at present shows a real estate credit, derived from rentals, of \$1370.00, the debits are - commission on rents \$108.50, repairs \$59.40, sundries \$80.80, taxes \$443.27, Certificate of Encumbrance \$1.00, appraisal fee \$5.00, advertising \$4.00 and insurance \$16.50, a total of \$718.47.

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

Ian MacPherson
Ian MacPherson 1948

Deed to Arthur Munro and his wife, registered 24-1-8 as 157113, living

*Accounting 21
24-1-5*

Report for Custodian
Japanese Evacuation Section
Real Estate & Personal Property

Registration No. 10749

Name Tadao WAKABAYASHI

October 20, 1942.

Address of Property 2456 McGill Street, Vancouver, B. C.

Nature of Property Residential.

Description of Land and Buildings Frame constructed two storey house with full cement basement and patent shingle roof. Consists of living room, 1 dining room, front hall, kitchen and pantry on main floor. Upstairs, 4 bedroom, bathroom and glesed in porch off front bedroom polished fir floors, Hot water heating, laundry tubs, 1 car garage on rear of lot.

Grounds in lawn and in fairly good condition.

Contents All furniture sold to present tenant Harry Derewenko.

Insurance:	Amount	Company	Number	Type	Premium	Expiry	Agent
	\$3000.00	Hartford Ins. Co.	28170	Fir		Apr. 19/45	Royal Agencies
	\$1000.00	London & Provincial		Furniture		Oct. 20/45	J.A. Watson

As the furniture has been sold he is having this policy cancelled.

Liabilities

Clear title.

Recommendations

As requested we have taken over this account and arranged for the rental to Harry Derewenko at \$25.00 per month from Oct. 25/42.

Harry Derewenko, employed at Traders Transport Co. Pac. 8438, 339 Railway Avenue. Salary \$120.00 per month plus overtime.
Was with Consolidated Mining Co., Trail, B. C. 6 years.

List of Tenants	Tenancy	Rent	Paid to
Harry Derewenko	Monthly	\$35.00	From Oct. 25/42

Johnston

RECEIVED

Registration number 10749

WAKABAYASHI, TADAO,

2456 McGill Street, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

2456 McGill Street, Vancouver, B.C.
Lot 887 (divided into East & West $\frac{1}{2}$ of
Lot 887), Town of Hastings, Plan 6875.
Group 1, New Westminster District.

OWNERSHIP:

WAKABAYASHI, TADAO one-half interest, and also
holds an undivided one-half interest in trust
for his brother Chuzo Wakabayashi.

BUILDING:

A well kept large frame and shingle dwelling on the
South side of the Street. The house contains, hall,
living-room, dining-room, kitchen, pantry. Open stair-
way to four bedrooms and sleeping porch, standard bath-
room. Concrete basement, stone foundation. Hot water
heating plant, laundry tubs, etc. Frame garage at the
rear of the property.

LAND:

The size of the Lot is 66 x 132.

TAXES:

No arrears.
1942 Taxes gross \$85.26, rebate \$3.13, nett \$82.13.

ASSESSMENT:

Assessment of Land \$ 800.00
Assessment of Building \$1400.00
Total assessed value: \$2200.00

INSURANCE:

Hartford Fire Insurance Company Policy #28170, amount
\$3,000, expiring April 20th 1945. The policy at the
present time is held by Norris & MacLennan, Solicitors.

FINANCIAL POSITION:

As far as we can ascertain the financial position of
this property is fair and according to the owner's sister
it is clear title.

Regarding Mr. Wakabayashi's personal financial position,
as he has already been evacuated from the City it is
impossible to obtain any information other than already
shown on the J.P. Form.

FURNITURE:

We checked the long list of furniture which was attached
to the form and found the following corrections and
additions:-

LIVING-ROOM: (or Sitting-room as stated on the Form)

3 pos. sitting-room tables (not there)

Changes:

Living-room rug is 9 x 12, instead of 12 x 14.

Additions:

1 occasional chair.
1 fender stool
1 cigar stand
1 large chesterfield table
1 small chesterfield table
numerous nick-nacks, etc.

*Letter May 28 from Norris &
MacLennan - says has PA
from Wakabayashi.
says will co-operate with
Kew others*

*Group 3/4/1
Mr. MacLennan - Solicitor says
property registered in name of Tadao W. only.
The division of the property is agreement by
Parties & not registered!*

UPSTAIRS ROOM: Back Right.

1 2 pce. bedroom suite (neither of these items here, dresser only)
Carpet item for this room is linoleum carpet.

UPSTAIRS ROOM: Back left.

Additions:

1 desk.

BASEMENT:

5 wash tubs - should be 2 laundry tubs.
1 Duroid Roof Board (Unable to find)

FRONT UPSTAIRS BEDROOM:

2 wicker chairs - should be 3 wicker chairs.

GLASS & SILVERWARE:

These articles had all been packed in cartons and were not individually checked by the writer but the owner's sister advised the writer that they were all contained in the boxes.

The owner is storing a considerable number of articles in the Upstairs Room Back right, other than as shown on the list which is attached to the J.P. Form. He has also boarded off a large room in the basement which is full of articles which are not shown on the J.P. Form.

In addition to the above furniture the owner's sister Mrs. G. Ebata, who is at the present time on the property, is storing her personal furniture in these two rooms and also the equipment from her husband's former business, namely, New Model Cleaners. She stated that she was making a list of these articles and would turn same over to the Office of the Custodian. Mrs. Ebata also advised that the equipment from the "Bean Curd Shop" would also be stored at this address and a list turned over to the office of the Custodian.

In connection with the additional furniture which is to be stored at the above premises, may we suggest that it might be advisable to appoint this firm to also check this list so there would be no over-lapping in this connection.

REMARKS:

The owner of the above property and his wife have already left the City and at the present time the owner's sister Mrs. Ebata, and his father, are living at the above address. The house is literally packed with furniture of a good quality. We think it would be much more advisable to rent this class of house unfurnished and therefore it might be advisable to store all of the articles as shown on the J.P. Form.

RECOMMENDATIONS:

We recommend that the property be rented unfurnished, if possible upon the evacuation of the owner's sister and his father. We realize that it will be necessary to store all of the furniture other than that which is locked up in the above mentioned two rooms, but as it is a very good class of furniture we feel that it would not be advisable to leave it in the dwelling as the additional rent received for a furnished house in this area would not compensate the owner for the damage to the furniture.

On the renting of this property, of course, the rents would be collected and turned over, we presume, to the office of the Custodian.

THE RENTAL VALUE: The unfurnished rental value of the property is \$35.00 per month. The furnished rental value would not be more than \$45.00 per month.

THE SALE VALUE: The maximum sale value of the property today, would be, in our opinion, \$2750.00 gross.

It was necessary to call at the dwelling on three different occasions prior to being able to make an inspection.

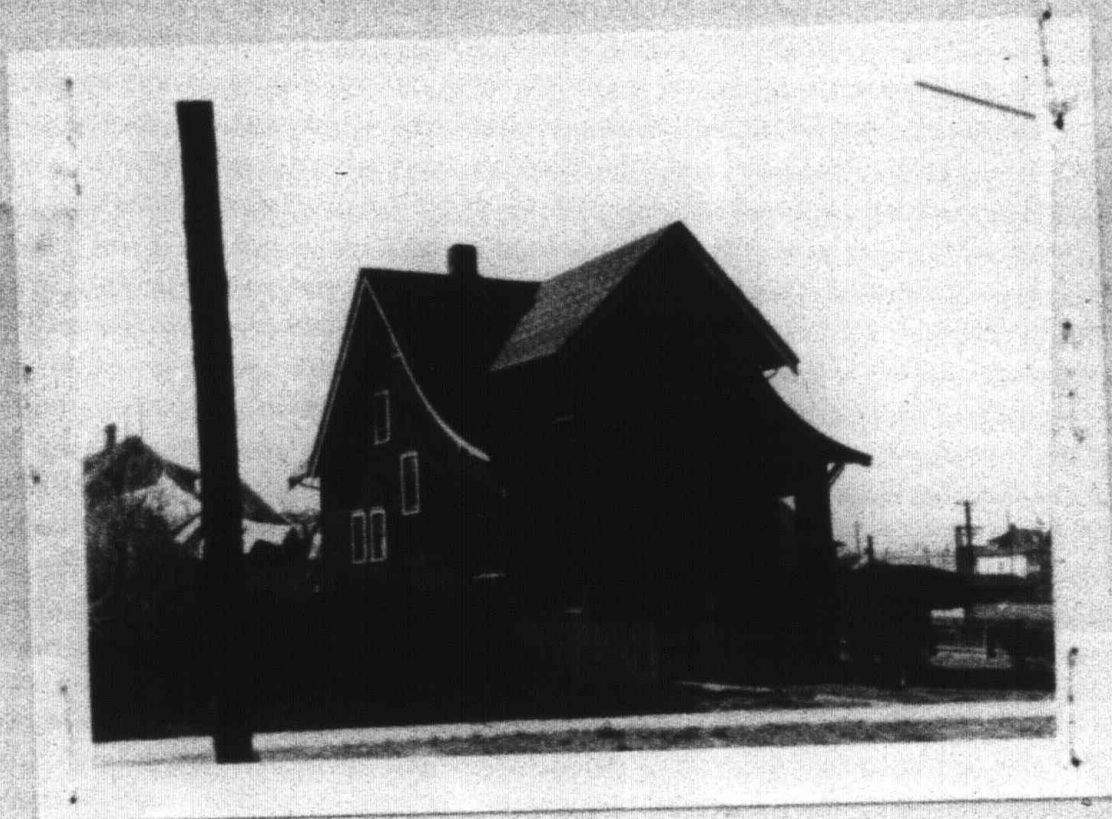
The above property was inspected on May 21st 1942 by the writer.

KER & KER LTD.

Per.

Alan N. Ker

WAKABAYASHI, Chuzo
WAKABAYASHI, Tadao
2456 McGill St., Vancouver, B. C.
Evac. File 2077
8983



Picture Taken April 9, 1943

TELEPHONE MAINTENANCE
AND REPAIRS

JOHNSON REEVE AND WATSON

7.

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONRES" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File Nos. 2077/8983

Dear Sir:

Catalogue No. 144
Lot 887 Hastings Townsite
2456 McGill Street.

We have inspected this property and beg to report as follows:-

<u>Location</u>	Popular east end suburban district.
<u>Land</u>	66' x 120'. Fair garden. Fenced.
<u>Buildings</u>	(1) 1½ storey frame house 24' x 32'. Stone foundation, shingle walls. Duroid roof. 1st floor, 3 rooms and pantry. 2nd floor, 4 rooms and bathroom. Basement, concrete floor, heavy stone walls. Hot water heat, cast iron laundry tubs and w.c.
<u>Finish</u>	Fireplace in living room. Fir wainscot. Built in buffet, beamed ceiling and wainscot in dining room. No hardwood.
<u>Condition</u>	Over 30 years old but in good condition. Floors in living and dining rooms re-finished. Wash basin cracked. Old flush tank to w.c.
<u>Rent</u>	(2) Old garage, 10' x 18'. Board walls. Shingle roof. Plank floor. Condition - poor.
<u>City</u>	\$35.
<u>Assessment</u>	\$2,200 (Land \$800 Buildings \$1,400)
<u>Taxes</u>	\$82.14
<u>Appraisal</u>	We are of the opinion that the market value of this property is \$3,000.~

Yours faithfully,

JOHNSON, REEVE & WATSON

per

H. Watson

DECLARATION OF TRUST

TO ALL TO WHOM THESE PRESENTS SHALL COME,
I, TADAO WAKABAYASHI, of 2456 McGill Street, in the City
of Vancouver, in the Province of British Columbia, Truck
Driver, SEND GREETING:

WHEREAS by an Indenture dated the 26th day of
June, 1941 and registered in the Land Registry Office
in the City of Vancouver, in the Province of British
Columbia as Number 23983M and registered in the Registry
Office for the County of Vancouver, British Columbia,
as Number 58749, Jens Dignas of the City of Vancouver,
in the Province of British Columbia, Blacksmith, agreed
to convey to me all that certain parcel or tract of
land and premises situate, lying and being, in the City
of Vancouver, Province of British Columbia, and known
and described as Lot 887, Town of Hastings, and also the
goods, chattels and personal effects more particularly
described in the said Indenture, on the terms and
conditions therein contained;

AND WHEREAS I have now made the further payment
provided in the said Indenture;

AND WHEREAS by a further Indenture dated the
31st day of March, 1942 and registered in the Land
Registry Office in the said City of Vancouver as Number
72949"L", the said Jens Dignas conveyed to me the said
lands and premises;

AND WHEREAS the whole consideration or sum
paid by me for the purchase of the said lands, premises,
goods and chattels was \$3,000.00, of which sum one-half
part was money of me, the said Tadao Wakabayashi, and
one-half part was money of my brother, Chuzo Wakabayashi
of 2456 McGill Street, in the City of Vancouver, aforesaid,
Logger, and the said purchase was made by me as to one
equal undivided half part of the said land as a Trustee

for and on behalf of the said Chuzo Wakabayashi, as I do hereby admit and declare.

NOW THESE PRESENTS WITNESSETH that in consideration of the premises, I hereby acknowledge and declare that I, my heirs, executors, administrators and assigns, do and shall respectively stand seized of one undivided half part of the said lands with the appurtenances conveyed by the said Indentures, in trust for the said Chuzo Wakabayashi, his heirs and assigns forever and that I or my heirs, executors, administrators or assigns, will convey, lease or dispose of the same in such manner as he or they shall lawfully direct.

IN WITNESS WHEREOF I have hereunto set my hand and seal, at the City of Vancouver, in the Province of British Columbia, this 8th day of April, 1942.

SIGNED, SEALED AND
DELIVERED by Tadao
Wakabayashi, in the
presence of

*Kenneth Saakow
311-602 West
Hastings St.
Vancouver, B.C.
 stenographer*

Tadao Wakabayashi

PROVINCE OF BRITISH COLUMBIA)
TO WIT:

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

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

SWORN before me at the City
of Vancouver, in the Province
of British Columbia, this

8th day of April, 1942.)

Winnifred Sochen
[Signature]
A Commissioner for taking Affidavits
within British Columbia.

0983

EXPIRATION

PROPERTY

COMPANY

POLICY NO.

AMOUNT

MONTIN

DAY

YEAR

2210

\$3,000.

44-13

20

302

2456 McGill St., Lot 887,
Hastings Trst., Vancouver

Capital & General
Insurance Co., Ltd.

14717

43.00.

April

20

2428

2456 McGill Street,
Vancouver, B. C.

8983

3rd June, 1942.

Messrs. Ker & Ker,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Tadao WAKABAYASHI

We beg to acknowledge with thanks your report on the above enclosed in your letter of May 21st last.

In conversation with Mr. McLennan, Solicitor for the above, he tells us that the registered owner of the property is Tadao Wakabayashi and that the interest of the brother, Chuza Wakabayashi, is by agreement between the brothers. We feel that under these circumstances we should handle the property in the name of the registered owner only.

We agree with you that this property should be rented unfurnished upon the evacuation of this man's family. Please contact the present residents in the house and suggest that they find other storage space for the goods they were arranging to store in this house.

We are appointing your firm to act as real estate agents for this property on behalf of the Custodian.

Yours truly,

R. P. Alexander
Assistant Manager

GHP:ND

REAL ESTATE • RENTALS



Peer ✓
LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

June 25th, 1942

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 26 1942

Dear Sirs:

Re: Tadao Wakabayashi - File No. 8983

We herewith acknowledge receipt of your letter of
June 3rd, 1942, in which you ask us to manage the above
Japanese property on your behalf.

We will assume these duties immediately and follow
the instructions laid down in your letter.

At present we have a deposit from Mr. R. Parry who
will rent this house at \$35.00 per month and move in on same
being evacuated by the Japanese.

Mr. McLennan, who is Solicitor for Wakabayashi is
advising his client to store the furniture, as there is a
tremendous amount of stuff in this house.

Yours very truly,

KER & KER-LTD.

JMA:HD

J. McLennan
Rental Manager

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8254

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

August 10th, 1942.

ATTENTION MR. WRIGHT

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

Rec'd	AUG 15 1942
File No.	
Ans.	
Referred	

Dear Sir:

Re: Tadao Wakabayashi, 2456
McGill St. - Registration
Number 10749

Further to the recent conversation of the writer with your Mr. Wright, we confirm our advice to you that Mr. Tadao Wakabayashi in his Declaration dated the 13th day of May, 1942, requested the writer to supervise his affairs. He is the registered owner of the house at 2456 McGill Street but at the same time is actually only entitled to a one-half interest therein, we having on our files a Declaration of Trust showing that Chuzo Wakabayashi, brother of Tadao, has a half interest. Both Chuzo and Tadao Wakabayashi have been evacuated and their parents as well as another brother and a sister, are residing in the house on McGill Street.

Your office has apparently appointed Messrs. Ker & Ker Limited to act as your Agents in regard to the rental of the McGill Street house. Tadao

August 10th, 1942.

The Custodian of Enemy Property:

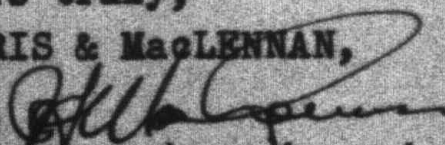
Wakabayashi and all the members of the family who are here desire that the house be rented furnished and that desire has been communicated to Mr. Anderson of Ker & Ker Limited. However, Ker & Ker Limited have apparently made arrangements, over the objections of our clients, to rent the house unfurnished and advised our clients that the furniture and machinery and equipment which is in the basement would be stored by the Custodian. Our clients don't wish this to be done and it seems that the Government is taking on more responsibility than it need under these circumstances.

Actually we have advised our clients that if the Government is prepared to store their furniture and equipment free of charge, then they would be much better off to have it done but they do not wish to take our advice in that regard and that being the situation, there seems no reason why the house should not be rented furnished and to responsible people to whom our clients wish to rent.

It would be appreciated if you would take up this matter with Messrs. Ker & Ker Limited and advise us whether our clients will be permitted to make their own arrangements in this regard.

Yours truly,

NORRIS & MacLENNAN,

Per: 

JAM/WS

P.S. Since writing the above we have been in touch with Mr. Chugiro Wakabayashi, brother of Tadao, who is still

August 10th, 1942.

The Custodian of Enemy Property:

in the City and residing at the above premises, and he tells us that his father and mother have not definitely decided what they would prefer to do in this connection. We suggest that nothing further be done until the family here comes to a decision as to what they want to do in this connection.

JAM/

Alexander

BRITISH COLUMBIA TELEPHONE COMPANY

DISTRICT COMMERCIAL SUPERINTENDENT'S OFFICE
768 SEYMOUR STREET

J. D. JOHNSTON
DISTRICT COMMERCIAL SUPERINTENDENT

VANCOUVER, B.C.

August 14, 1942.

R. P. Alexander, Manager,
Department of the Secretary of State,
Japanese Evacuation Section.

FILE NO. 12192

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 15 1942

Dear Sir:

In reply to your letter of the 8th inst.
in connection with our claim in the amount of \$11.68
against the Farmers' Products Distributing Co. Ltd.

For your information, service was contract-
ed for under the name of Farmers' Products Distribut-
ing Co. Ltd., per Tadon Wakabayashi, Secretary. 8983

Further to your request, we have had no
payment on our claim to date.

Yours truly,

G. A. Morgan

CHIEF ADJUSTER.

BA:HF

8983
12192

15th August, 1942.

Mr. Taduo WAKABAYASHI,
c/o Demer Brothers,
Blind Bay, B.C.

Dear Sir:-

The British Columbia Telephone Company have placed with us a claim for \$11.68 against the Farmers Products Distributing Company Limited covering exchange service, etc. during the month of March for telephone No. Marine 3843.

They further inform us that service on this telephone was contracted for under the name of the Farmers Products Distributing Company Limited by you as Secretary of the Company. On August 14th they advised us that this sum of \$11.68 had as yet been unpaid.

Would you please be good enough to inform us whether or not you are in control of funds belonging to the Company mentioned above, from which you will be effecting settlement, or is it your desire that we pay the B.C. Telephone Company from your own personal funds? In any case, we would appreciate hearing from you in this connection at the earliest possible date.

Yours truly,

E.P. Alexander,
Manager

EPa:FM

*Pd by
Housby
1942*

8:43
12192

20th August, 1942.

Messrs. Morris & MacLennan,
Barristers, etc.,
Bank of Nova Scotia Bldg.,
602 West Hastings St.,
Vancouver, B.C.

Dear Sirs:-

Re: Mr. Tadao WAKABAYASHI

Thank you very much for your letter of August 10th addressed to the attention of Mr. Wright, received on August 15th and referred to me for a reply.

We would appreciate your providing us with a copy of the Declaration of Trust you have on file showing that Mr. Chuso Wakabayashi, brother of Tadao Wakabayashi, has a half-interest in the property at 2456 McGill Street.

Messrs. Ker & Ker recommended on May 21st that the property in question be rented unfurnished. On June 25th Messrs. Ker & Ker informed us that you were advising your clients to have the furniture stored. Your letter indicates that your clients prefer that their present storage arrangements be undisturbed and prefer to have this property rented furnished to responsible people.

The Custodian's Office has no objection to the Wakabayashi's making their own arrangements and finding their own tenants, but request that when they have done so that they get into touch with Ker & Ker and provide them with full particulars.

Although every reasonable care will be exercised should it become necessary to go to the expense of removing the Wakabayashi's furniture and storing it elsewhere, it is reasonable to assume that furniture will suffer less depreciation if it remains in the house and is used and cared for by responsible tenants personally known to the Wakabayashi's.

Yours truly,

R.P. Alexander,
Manager

RPA:FM

c.c. to Ker & Ker

McLennan
Blind Bay, B.C.
Aug 21, 1942.

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 24 1942

Heat set:

Re. file No. 8983/12192.

In reply to yours of 15th instant I wish to say that I am not in control of any funds belonging to the Farmers Products Distributing Co. Ltd. As I do not wish to pay the sum of \$11.68 to the B.C. Telephone Company out of my personal fund will you please refer this matter to the registered office of the said company. The registered office of the Farmers Products Distributing Co. Ltd is situated at the office Morris & Mc Lennan, suite 311

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 27 1942

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

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

August 25th, 1942.

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

Attention Mr. Alexander.

Dear Sir:

Re: Your files No. 8983 and 12192 - *also*
Re Mr. Tadao Wakabayashi.

We thank you for your letter of the 20th instant and have advised the Wakabayashis accordingly.

Messrs. Ker and Ker had no right to inform you that we were advising our Clients to have the furniture stored as such a situation is misleading. Because Ker and Ker Ltd. advised us that they insisted upon the furniture being stored we informed them that, while we did not agree with the policy, we would endeavour to induce our Clients to comply with the demand of Ker and Ker Ltd. in that regard. We did, however, object to the procedure.

On June 18th, 1942, we wrote to Messrs. Ker and Ker advising that the Wakabayashi family desired to have a tenant, a Mrs. Bonar, who was to look after the furniture. On June 29th we received a letter from Ker and Ker Ltd. advising us

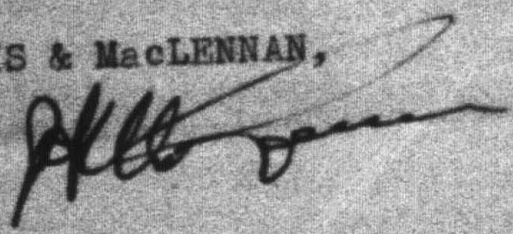
The Custodian of Enemy Property - p. 2.

August 25th, 1942.

that they had rented the house to one Robert Parry and that the furniture would have to be placed in storage.

Yours truly,

NORRIS & MacLENNAN,

Per 

JAM/MC

P. S. We enclose herewith copy of Declaration of Trust requested in the second paragraph of your letter.

8983
12192

August 27, 1942.

Messrs. Norris & MacLennan,
602 Hastings St. West,
Vancouver, B. C.

Dear Sirs:

Re: Tadao WAKABAYASHI &
Farmers Products Distributing
Co. Limited.

The B. C. Telephone Company has lodged a claim
in this office of \$11.68 against the Farmers Products
Distributing Co. Ltd. They also inform us that Tadao
Wakabayashi was the Secretary of this company. P 1942

We wrote to Tadao Wakabayashi regarding this
claim and he has referred us to your office.

We would very much appreciate if you would
let us know, at your early convenience, if this
company has any funds with which to settle the claim.

Thanking you in advance for your attention
to this matter.

Yours truly,

A. McAlister,
Manager, Claims Dept.

AMCA:ND

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 23 5 34 PM '42

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST
VANCOUVER, B. C.

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

September 21st, 1942.

ATTENTION MR. ALEXANDER

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

Dear Sir:

Re: Your files Nos. 8983 and
12192 - Tadao Wakabayashi

Further to our correspondence herein and particularly to our letter of August 25th last, we wish to advise that the Wakabayashi family has now requested that Pemberton's Limited be instructed by the Custodian's Office to look after rental of the house at 2456 McGill St. You will remember that Ker & Ker Limited had something to do with this in the past and the Wakabayashi family does not regard them as satisfactory under all the circumstances.

Mr. Wakabayashi has seen Mr. G.H. Johnson of Pemberton's Limited in this connection and has given Mr. Johnson full instructions.

Would you, therefore, please place the matter of the rental of this property in Mr.

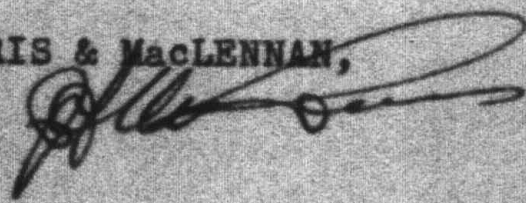
September 21st, 1942.

The Custodian of Enemy Property:

Johnson's hands.

Yours truly,

NORRIS & MacLENNAN,

Per: 

JAM/WS

8963

28th September, 1942.

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

Dear Sirs:

Re: Tadao WAKABAYASHI

We have your letter dated September 21st and have today requested Messrs. Ker & Ker Limited to withdraw from the administration of the property situated at 2456 McGill Street, Vancouver.

We have also written to Messrs. Famberton's Limited and have requested them, as the agents appointed by Mr. Wakabayashi, to administer this property under our control.

Yours truly,

R. P. Alexander
Manager

RPA:LF

8983

28th September, 1942.

Messrs. Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Tadao WAKABAYASHI
2456 McGill Street

You will recall that this case was assigned to you on May 15th. The last report we received from you, which is dated September 3rd, advises us that the property is still occupied by the Japanese but that you anticipate having no difficulty in procuring a satisfactory tenant once the property is vacated.

We have now received a request from the Wakabayashi family that the Custodian's office permit them to select their own agents for the administration of the property mentioned above. While we, ourselves, see no urgent reason why any change should be made in present arrangements, the policy of this office is to permit Japanese individuals to select their own agents, conditional upon such agents being of good standing.

In view of the circumstances we ask that you be good enough to comply with our request that in this instance you discontinue further efforts in connection with the property in question and return to us relative "JP" registration form. At the same time would you please accept our thanks for your endeavours on our behalf in connection with the property in question.

Yours truly,

R. P. Alexander
Manager

RPA:LF

8983

28th September, 1942.

Messrs. Pemberton's Limited,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Tadao WAKABAYASHI
Registration No. 10749

A letter to us dated September 21st from Messrs. Norris & MacLennan states that Mr. Tadao Wakabayashi has been in touch with your Mr. Johnson and that Mr. Wakabayashi desires that your company act as agents for the administration of property situate at 2456 McGill Street, Vancouver.

This property was previously administered by Messrs. Ker & Ker Limited but in view of the specific request made by Mr. Wakabayashi we have today requested Messrs. Ker & Ker Limited to withdraw from the administration of this particular property.

Mr. Wakabayashi, we understand, has provided Mr. Johnson with full particulars and we therefore look to you, as the agent appointed by the Japanese owner, to administer the property in question, reporting and remitting to us in the usual way.

Yours truly,

R. P. Alexander
Manager

RPA:LF

8983)
4036)

October 7th, 1942

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sir:-

Re: WAKABAYASHI, Tadao
WAKABAYASHI, Chuya

Further to our Administration Department's Letter of October 2nd, this is to remind you that the Japanese owners required their premises leased furnished if possible. Actually we understand that they have disposed of much of their belongings since expressing their wishes on this point.

We understand that relatives of the owner may also be leaving some things on the premises and we shall, of course, need an inventory of these also.

We have received from Messrs. Norris & MacLennan, the declaration of this man's father, Chuya Wakabayashi, which sets out some Bean Curd manufacturing equipment to be stored at 2456 McGill Street. We can send you a copy of this if you so wish.

Yours truly,

H. F. Green
Protection Department

HFG:IF

ESTABLISHED 1887

Pemberton Realty Corporation Limited

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

RECEIVED
OCT 21 1942

TELEPHONE PACIFIC 1241

418 HOWE STREET
VANCOUVER, CANADA

October 20, 1942

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

Re: WAKABAYASHI, Tadao
WAKABAYASHI, Chuya
File No. 8983 & 4036

Dear Sirs:

In connection with your letters dated September 28th and October 7th, we enclose report on the above property.

Mr. Wakabayashi has now completed a sale of furnishings, and we have rented the house from October 25th. We have also been informed by Messrs. Norris & MacLennan that the father will be taking the Bean Curd manufacturing equipment with him when he is evacuated.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

Rental Department

GHJ:WH
Encl.

See 4036

8983.

December 1, 1942.

Mr. Tadao WAKABAYASHI,
Registration No. 10749,
Blind Bay, B. C.

20

Dear Sir:

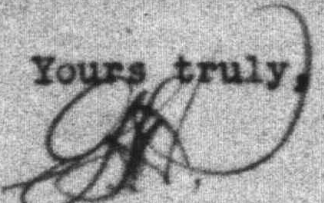
In reply to your letter of November 22nd regarding the property in your name at 2456 McGill Street, we are advised that this property is owned jointly by you and your brother, Chuya Wakabayashi, under a Declaration of Trust, a copy of which we have on our files.

At the present time we are writing an account under both you and your brother's name to which are credited rentals and to which all expenses of the property are debited. When distribution of the net rentals is made, it can be done in two ways, either by cheque made in favour of both you and your brother or by separate cheques to you and your brother for equal amounts. Kindly advise us which manner would be the most convenient to you and your brother.

Taxes amounting to approximately \$85.00 will be payable on July 3rd next and it is our intention to gradually accumulate sufficient funds by that time to pay these taxes.

Hoping that the above is the explanation asked for in your letter, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

Blind Bay, B.C.
January 7/42

J. H. Peers,
Office of the Auditor,
506 Royal Bank Bldg.,
Vancouver, B.C.

under files in

CLERK SECTION	
JAN 9 1942	
File No.	8983
Ans.	
Referred	Peers

Dear sir:

Disson.

Re: File No 8983

In replying to yours of December 1, 1941, I have decided to have my share of the rent money by the separate cheque.

As for my brother's share he will be mailing you a letter in the near future.

At present he is residing in Toronto, Ontario and I am unable to speak for him.

Another thing is that you have mispelled my brother's name, CHUZO and not CHUYA. ~~not~~

The latter name being my father's, so please correct this error you have made.

I am on a self supporting scheme with an idea the rent money will be coming to me regularly, and to help me out to some extent.

Now that I am going to be a father in the near future please do your best to help me out by sending the cheque. There is such

Mr. J. H. Peers:
 things as doctor's fee, hospital fee, baby's
 clothing, etc to be met. It would greatly
 help me in such a time as this as the
 few dollars I brought from Vancouver is
 diminishing to a danger point.

Thanking you in advance and
 sincerely hope that you will do every-
 thing possible to help me; especially
 my wife. I remain,

Yours truly,
 Jadas Inakabayashi
 Japanese registration
 No 10749

Extract from letter written by Chuzo Wakabayashi to
Tadao Wakabayashi his brother, Dated Jan. 19, 1943.

"About your letter from Custodian, which I have enclosed with this letter, I would like you to write Mr. Peers instructing him to send all of the net rentals to you: then if you ain't hard up (I'm just trying to be funny) you could set aside the money, a sort of sinking fund: I know that after duration we'll will be needing all the money we can possibly get to refurnish, re-decorate and remodel the house. I think it will help a lot then but in the meantime do not hesitate to use it if you need it 'cause I'll be asking you if I need it: don't worry about me, if I'm hard up I'll take you up on it, Tad, so you write to office of Custodian telling him such and such and let me know the developments. And bring to their notice the mistake in spelling my name. Ask them to make the cheque payable to you. If Mr. Peer don't like the idea of making cheque payable to just one party let me know and I'll write him. Just for reference sake I'll write down his address; by the way my registration number is 10405, remember that."

8983.

January 20, 1943.

Mr. Tadao WAKABAYASHI,
Registration No. 10749,
Blind Bay, B. C.

Dear Sir:

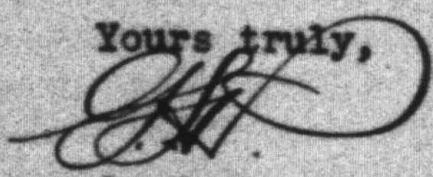
In reply to your letter of the 7th instant, we note that the half interest in the property at 2456 McGill Street is held by you in trust for your brother, Chuze Wakabayashi and we have made our records to conform with this information.

As requested in your letter, we are dividing the net income from the property and placing half to your credit and the other half to the credit of your brother, Chuze. At the present time, the net rentals amount to the sum of \$66.50 and we are transferring the sum of \$25.00 of this amount to your brother's account and a like amount to your credit. This will leave a balance of \$16.50 to which a portion of each month's rental should be added from now until the beginning of June when 1943 taxes amounting to approximately \$85.00 will be due and should be paid at that date to obtain the maximum discount.

We are enclosing to you herewith our cheque amounting to \$25.00 being your portion of the rentals from 2456 McGill Street as noted above.

Hoping that the above arrangements meet with your approval, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.
Encl.

MEMORANDUM

File Nos.: 2077)
4036)
8983)

February 3rd, 1943

To: Mr. Spain

From: Mr. Green

Re: WAKABAYASHI, Chuzo
WAKABAYASHI, Chuya
WAKABAYASHI, Tadao

Would you please refer to my letter of October 7th to Messrs. Morris and MacLennan? This calls for the following comments.

(1) Things stored at 573 East Hastings St., being the property of the B. C. Purchaser's Association. Although on file 8983 Messrs. Pemberton's report that the father, Mr. Chuya Wakabayashi, was taking the bean curd manufacturing equipment with him, this appears not to be the case since at least part of it is evidently stored at this address. I do not think this requires any further attention.

(2) Things stored at 439 Powell St. in rear wood shed. I believe this is satisfactory but would like a check made of this. The list is attached to Chuya Wakabayashi's "JP" form.

*apparently nil
see letter 25-2-43*

(3) Things stored at 2456 McGill Street. Messrs. Pemberton's report that this was all sold to the present tenant, Harry Derawenko. This seems satisfactorily to cover the declaration both of the father, Chuya Wakabayashi, and the son, Tadao Wakabayashi.

If, therefore, you will have a note put on each of these files about the things at 439 Powell Street, I think that everything will be clear.

HFG:IF

Copies for files 4036 & 8981

2077

February 25th, 1943

Mr. Chuzo WAKABAYASHI,
Registration No. 10405,
59 McCaul Street,
Toronto, Ontario.

Dear Sir:-

In your registration with the Custodian you declared personal property in the rear woodshed at 439 Powell Street.

With the purpose of protecting your chattels, our representative inspected this place and found the shed open and empty.

It would appear that you sold or otherwise disposed of all your chattels remaining in the restricted area of British Columbia.

If this is correct, please sign and return the attached copy of this letter for our reference.

Your prompt reply will be very much appreciated.

Yours truly,

Geo. B. Spain
Protection Department

GBS:IF

8983

5th March, 1943.

C. T. Coy, Esq.,
325 Howe Street,
Vancouver, B. C.

Dear Sir:

Re: Tadao WAKABAYASHI

A letter we have just received from Mr. Tadao Wakabayashi, Registration No. 10749, Blind Bay, B. C., states that he was discharged from the Squilax Lumber Mills Ltd. of Blind Bay, with which we understand you are associated, and that he did not receive wages said to be due to him during the months of October, November and December.

Mr. Wakabayashi has, under the circumstances, appealed to the Custodian for aid, and in consequence we would appreciate hearing from you in this connection at your early convenience.

Yours truly,

R. P. Alexander
Manager

RPA:LF

8983

5th March, 1943.

Mr. Tadao WAKABAYASHI,
Registration No. 10749,
Blind Bay, B. C.

Dear Sir:

Thank you for your letter dated March 1st. We are drawing this matter to the attention of the British Columbia Security Commission and on your behalf have also written to Mr. C. T. Coy. As soon as we are in a position to report to you in this connection we shall do so.

If, in the meantime, you can confirm to us that Mr. C. T. Coy was the sole owner of the Squilax Lumber Mills Ltd. we would appreciate your doing so, and if, in addition, you can tell us who hired you, when, at what rate, how much is due to you, why you were discharged and why work was suspended, we will have some facts upon which to base representations on your behalf.

Yours truly,

R. P. Alexander
Manager

BPA:LF

Cable: "COYLUMBER" VANCOUVER

CODES:

ACME

BENTLEY'S

WESTERN UNION

AND PRIVATE

TELEPHONE MARINE 3743

C. T. COY

LUMBER MANUFACTURER, LOGS, POLES AND PILING

Pacific Coast Forest Products

EXPORT AND DOMESTIC

325 HOWE STREET

VANCOUVER, CANADA

REPRESENTATIVES AT

SEATTLE, WASH. U.S.A.

LONDON LIVERPOOL

JAMAICA TRINIDAD

HONG KONG, Etc.

R. P. Alexander Esq.,
505 Royal Bank Building,
Vancouver, B.C.

March 6th 1943.

EVACUATION SECTION	
Rec'd	MAR 8 1943
File No.	8983
Ans.	RM
Referred	Alexander

Dear Sir:

Re: Your File No. 8983 -
Re: Tadao Wakabayashi

Sellers not liable for delayed or non-shipment or delayed or non-delivery if occasioned by destruction of, or damage to, mill or equipment, failure of water, power, loss, damage or delay in transit, shortage of cars, failure of railroads, or steamship companies for any reason to transport when offered for shipment, wars, riots, strikes, fires, floods, arrest or restraint of princes, rulers, and people, rights of eminent domain exercised by the State or Nation, commandeering of vessels and products, or any other cause beyond seller's control whether similar to the foregoing or not. This lumber is sold for shipment from any first class mill to be selected by us and this contingency clause shall apply to such mill.

I have to acknowledge receipt of your letter of yesterday's date and note the contents.

I have no knowledge of this man except as hereinafter mentioned:

1. In August 1942 one I. Tokairin entered into a contract to cut lumber for me and for my company Squilax Lumber Mills Limited at \$6.50 per M' delivered F.O.B. cars at Notch Hill B.C.
2. I. Tokairin employed such labour as he desired and it subsequently turned out that the above named T. Wakabayashi was one of his employees.
3. In January 1943 I. Tokairin failed to carry out his contract to cut as before mentioned and I then went to Blind Bay to see him and the Japanese employed by him and after a number of conferences which finally ended on the 16th January 1943 I Tokairin refused to continue with the cutting and I then entered into an agreement with one P. Kobayashi that he would enter into the like contract with me and my company in reference to cutting logs and in consideration of his doing so I agreed to pay the balance of the October 1942 wages owing by I. Tokairin. I obtained a list of the said wages and T. Wakabayashi was shown to have owing to him the sum of \$9.60 and I accordingly paid this amount pursuant to my agreement.
4. I have nothing whatever to do with the wages owing by I. Tokairin to his employees for the months of October, November and December 1942 save as before mentioned in respect of the balance of wages owing for October 1942 and which wages I have paid according to the statement produced to me. I hold the receipt which purports to be signed by T. Wakabayashi for the \$9.60 mentioned above. I shall be pleased to produce this receipt to you at any time.
5. I have a letter of date 4th February 1943 from P. Kobayashi which enclosed the said receipt which is one of several receipts apparently signed by the other employees of I. Tokairin.

6/3/43.

6. I should further inform you that on the 16th January 1943 I entered into the said agreement with P. Kobayashi and a term of the agreement was that I would pay \$200.00 per car for all lumber cut and hauled by P. Kobayashi and thereout and after payment of current wages and operating expenses, he P. Kobayashi would pay the balance to the workmen employed by I. Tokairin the balance of their wages. P. Kobayashi has in effect repudiated the contract entered into by him with me and states that if I am not prepared to pay the old wages owing by I. Tokairin then the Japanese crew employed by him will "pull out" and seek other employment. I have informed Kobayashi that I will not pay such wages as the same are not owing by me and moreover if I did pay them I have no assurance that the crew would not on payment instantly depart and seek other employment.
7. I should further inform you that I have been furnished with two different payrolls in respect of the period of time and one payroll shows conclusively that the men are credited by Tokairin with wages for a considerable period of time when the mill was shut down when wages could not have been earned nor the men employed by Tokairin.
8. I further have a statement from Mr. Dunne who is employed by I. Tokairin in respect of hours recorded by him to have been worked and which statement is absolutely contrary to the statement furnished by I. Tokairin or in other words I. Tokairin has sought to charge wages to Mr. Dunne far in excess of the wages which Mr. Dunne claims he earned.
9. The foregoing statements in respect of wages are of course open to your inspection and needless to say I am prepared to give you inspection of all documents in relation to the operations.

Yours very truly,

C. T. COY

CFC/psw.

By

T. Coy

To Custodian
Royal Bank Bldg
Vancouver B.C.

1044 Melville St
Vancouver B.C.
July 19th 1943

We hereby tender the
sum of eighteen hundred and
twenty dollars cash full price
for 2456 Mc Gill St Vancouver
B.C.

Moore & Moore
Per F Moore

Mo 144

Refused

2377 & 8353

July 31st, 1943

Messrs. Moore & Moore,
1044 Melville Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 144.

Your letter of the 19th instant in which you offer to purchase 2456 McGill Street for the sum of \$1,620.00 has been received and considered.

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 \$3,000.00.

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

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

Yours truly,

F. G. Shears
Director.

FGS/GH

2077 & 8983

July 31st, 1943

Messrs. H. A. Roberts Ltd.,
466 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 144.

Your letter of the 9th instant written on behalf of a client enclosing cheque for \$52.00 and offer to purchase 2456 McGill Street for the sum of \$520.00 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 now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$3,000.00.

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

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

Yours truly,

F. G. Shears
Director.

28
FGS/GH

Enc.

2077 & 8083

REGISTERED

July 31st, 1943

Mr. Chin Lin,
215 Keefer Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 144.

Your cheque for \$220.00 and offer to purchase 2456 McGill Street for the sum of \$2,200.00 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 now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$3,000.00.

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

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

Yours truly,

F. G. Shears
Director.

FGE/GH

Enc.

MEMORANDUM

Files 8983
3899/1
10026

4th August, 1943.

To: Mr. F.G. Shears
From: Mr. R.P. Alexander

Attached you will find File No. 8983 covering Canadian-born Tadao WAKABAYASHI, which I have borrowed from Mr. Wilson, together with File No. 3899/1 covering naturalized Eikichi NAKASHIMA which I have borrowed from Mr. Gibson, and File No. 10026 covering Japanese National Takajiro TANAKA, which I have borrowed from Mr. Douet.

These three real estate cases are the ones being used by Norris & MacLennan for testing the legality of the Custodian's actions with a view toward obtaining an injunction, and it occurs to me, therefore, that you may desire to review them briefly.

WAKABAYASHI was an employee of the Farmers' Products Distributing Company for whom Messrs. Norris & MacLennan have been acting. The property at 2456 McGill Street has been valued at \$3,000.00.

Mr. Nakashima (naturalized) was a fish buyer employed by the B.C. Packers. You will recall that in his letter dated May 1, 1943 he stated "I will not sell this house."

TANAKA, the Japanese National, was manager of the West Coast Trading Company Limited for whom Messrs. Norris & MacLennan have been agents long previous to evacuation. He has only a half-interest in the house at 162 West 5th Avenue with Jitaro TANAKA. Please see letter dated July 23rd to Jitaro TANAKA.

After you have reviewed the files briefly, I would appreciate your sending the files duly transferred to the three individuals from whom I borrowed them.

RPA:FM

Enc.

C
O
P
Y

PEMBERTON REALTY CORPORATION LIMITED.

418 Howe Street,
Vancouver, B.C.

August 25, 1943.

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

Dear Sir:

We have today taken an offer with 10% deposit on
Catalogue #144 2456 McGill Street, from Pasquale Valente and
Angeline Valente, joint tenants, at a price of \$3,050.

Kindly advise us.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

(signed) W.G. Moore.

WJM/jm

2577/8703

26th August, 1943.

The Penberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B.C.

Attention: Mr. E.G. Moore

Dear Sirs:

Re: Catalogue No. 144
2456 McGill Street.

Your letter of the 25th instant written on behalf of Pasquale Valente and Angeline Valente in which you submitted an offer to purchase 2456 McGill Street for the sum of \$3,050.00, has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the full purchase price, namely \$3,050.00.

Kindly advise the full names, addresses and occupations in which this property is to be registered and also state whether or not the Transferees are British Subjects.

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 clients will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

FSH

Shears

MEMORANDUM

File No.: 8983
2077

Oct. 22nd, 1943

To: Mr. Spain

From: Mr. Cress

Re: Tadao WAKABAYASHI
CHIEF WAKABAYASHI

It seems pretty clear from my memorandum of February 3rd that the premises at 2456 McGill St. contain no furniture but as this property is shortly to be sold, I should just like you to confirm this the next time you are out that way.

[Handwritten mark]

BFG:IF

Mrs. Derewanko informed me that they had purchased everything in the house from Mr. WAKABAYASHI before his evacuation and that nothing belonging to the Japanese remains at this address.

GSS/HMS

[Handwritten signature]

[Handwritten signature]

Blind Bay, B.C.
Nov. 4, 1943

Mrs. W. J. Green
Office of the Custodian
Royal Bank Building
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	NOV 6 1943
File No.	8983
Ans.	Green
Referred	

Dear sir:

re: file No. 8983-2077⁸⁹⁸³

2077 out to Russell

In answer to yours of Oct. 26th, I would like to say all of the furniture and house effects belonging to me and my brother have been sold to our present tenant, Mr. Derewenko. As far as I know about Mrs. J. Ebata's belongings either it have been disposed of or taken with her to the interior or stored them with the B.C. Purchasers Assoc. In order to make this definite with you write to Mrs. J. Ebata, 20 Elm Ave., Lemon Creek, B.C., via Slokan City, B.C., and I know she will help you out with her belongings. As to the personal effects of my family it is stored with the B.C. Purchasers Assoc. under my father's name, Shuya Takabayashi. Can you give me information regarding shipping of personal effects stored with the B.C. Purchasers Assoc in parents name to this place and some to the interior town. At present my parents are here and they would

Mr. W. J. Green -- 2.

like to have them shipped if it possibly
could be done.

Thank you kindly and hoping for an early
reply, I remain

Yours truly

Julius W. K. K. K.
neg. No. 10 1/2 9

8983 & 2077.

November 9th, 1943.

Mr. Tadao NAKABAYASHI,
Registration No. 10749,
Blind Bay, B. C.

Dear Sir:

Many thanks for yours of November 4th and your confirmation that everything left on the premises at 2456 McGill Street was sold to the tenant with the possible exception of some of Mrs. Ebata's belongings. As suggested, we will write to her.

Turning to the question of shipment of effects stored with the B. C. Purchasers Association, will you please follow up the instructions given in our enclosed form letter, 107. As the effects were stored in your father's name, we think your father should also sign the forms. In this connection, we are very sorry to have to inform you that the premises of the B. C. Purchasers Association which, as you know, were under the care of Messrs. Morris & MacLennan, have been broken into and a great many things stolen. We understand that Messrs. Morris & MacLennan are arranging for some representatives of this Association to visit Vancouver in the near future and try to identify the remaining belongings.

Yours truly,

H. F. Green,
Protection Department.

HFG/P.
Encl.

is file 9682 - consider some unnecessary new nothing
declared *[initials]*

2377/0783

101572000

6th December, 1943

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:

Ref Catalogue No. 144,
2456 McGill Street

On August 25th last we advised you that we were prepared to recommend the acceptance of the offer of your client to purchase the above property for the amount of \$3,050.00. Acknowledgment was made of this sum on September 11th.

We regret that upon submission to Ottawa they are not prepared to complete the transfer of this property at the present time. It is therefore necessary for us to return your cheque for \$3,050.00 herein.

If at a later date this property is made available for sale we will be pleased to contact you in case your client might still be interested, but at the present time we can give no assurance of this.

Again regretting we are unable to complete this deal.

Yours truly,

F.G. Shears,
Director.

FGS/PMS.

8963 & 2077
Evacuee

509 Royal Bank Building,
Vancouver, B.C.,
January 6, 1944.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Victoria Building, 7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Tadas Wakabayashi and
Chuzo Wakabayashi

Your communication of 4th instant has just been
received.

According to the R.C.M.P. report Tadas Wakabayashi
is Canadian born and was evacuated on May 14th, 1942 from 2456 McGill
Avenue, Vancouver to Blind Bay, B.C.

You will note from enclosed copy of Certificate of
Encumbrance that Tadas Wakabayashi is the registered owner of Lot 667
Plan 6675. A Declaration of Trust has been filed under date of 8th
April, 1942 indicating that Wakabayashi holds an undivided half interest
in the above land as trustee for Chuzo Wakabayashi.

We enclose herewith copy of J.P. Form for Tadas
Wakabayashi as well as copy of J.P. Form signed by Chuzo Wakabayashi.
We also send you a copy of Memo compiled by Mrs. McArthur and Statement
of Receipts and Disbursements certified by Mr. Good.

In accordance with your instructions we are forwarding
the above numbered files to you by registered mail.

Yours truly,

A.W. WRIGHT
COUNSEL TO THE CUSTODIAN

RW/LG
Encls.

8983 & 2077
Evacuee

509 Royal Bank Building,
Vancouver, B.C.,
January 6, 1944.

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Victoria Building, 7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Tadao Wakabayashi and
Chuzo Wakabayashi

Your communication of 4th instant has just been
received.

According to the R.C.M.P. report Tadao Wakabayashi
is Canadian Born and was evacuated on May 14th, 1942 from 2456 McGill
Avenue, Vancouver to Blind Bay, B.C.

You will note from enclosed copy of Certificate of
Encumbrance that Tadao Wakabayashi is the registered owner of Lot 887
Plan 6675. A Declaration of Trust has been filed under date of 8th
April, 1942 indicating that Wakabayashi holds an undivided half interest
in the above land as trustee for Chuzo Wakabayashi.

We enclose herewith copy of J.P. Form for Tadao
Wakabayashi as well as copy of J.P. Form signed by Chuzo Wakabayashi.
We also send you a copy of Memo compiled by Mrs. McArthur and Statement
of Receipts and Disbursements certified by Mr. Good.

In accordance with your instructions we are forwarding
the above numbered files to you by registered mail.

Yours truly,

K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/DG
Encls.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

RECEIVED ALL
CORRESPONDENCE
IN THE
DEPARTMENT'S OFFICE
PLANNED DEPT
JAN 6 1942

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario,
January 4th

ENERGY SECTION	
Rec'd	JAN 6 1942
File No.	
Ans'd	
Refer'd	

K. W. Wright, Esq.,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Mr. Wright:- re Tadao Wakabayashi

This is another of the Petition of Right cases and the above party claims that he is a Canadian born Japanese, who was evacuated from the City of Vancouver to Blind Bay on or about the 14th May, 1942.

He claims he listed his property with the Custodian on the 13th May, 1942 and that he was the owner of 2456 McGill Street, described as Lot 887, Town of Hastings, Plan 8873. He further states the property is rented and that the rent is sufficient to maintain the property.

Will you please let me have the file by registered mail, but in the meantime let me have an airmail letter advising as to whether or not the above statements of fact are correct, together with a copy of the J. P. Declaration form he claims to have made.

I shall also appreciate a statement of receipts and disbursements, certified by Mr. Goode.

Yours very truly,


G. W. McPherson
Executive Assistant

GWM/L

COPY

MEMORANDUM FOR THE FILE, #8983

January 6, 1944.

Re: Tadao WAKABAYASHI, Reg. No. 10749,
Canadian Born.

On May 13, 1942 Tadao Wakabayashi declared that he owned the following real property, namely:

2456 McGill Street, Vancouver, described as Lot 887, Hastings Townsite, subject to an undivided $\frac{1}{2}$ interest held in trust for his brother Chuze WAKABAYASHI.

A copy of Tadao's declaration of trust, dated April 8, 1942, is on file.

Certificate of Encumbrance covering this property shows no trust filing. (C. of E. dated April 6, 1942, but check made at Land Registry Office and no filing up to January 6, 1944)

This property appears as No. 144 in the catalogue of real property offered for sale by public tender. It was appraised by Mr. Reeve at \$3000.00. A bid of \$3050.00 was received and approved by the Advisory Committee September 1, 1943. Documents were accordingly prepared and the signed deed is now being held by Mr. Shears.

The present position of this property is as follows:

Assessed Value:	Land	\$800.00	
	Imp.	\$1400.00	\$2200.00
Rentals:	\$35.00 per month		\$420.00 per annum
Less expenses:			
Agent's commission		\$21.00	
Taxes (1943)		85.26	
Water rates		16.40	
Repairs (1943)		16.75	
Insurance		5.50	\$144.91
Balance			\$275.09

The file of this Japanese person discloses no other real property interest.

"A. G. M. "

Files 9953 and 2077

February 3, 1944.

MEMORANDUM

To: Accounting Department.

From: A. G. Searthur.

Re: Tadao WAKABAYASHI, File 9953.

It appears that revenues from property owned by the above Japanese person have been credited to a joint account in the names of Tadao Wakabayashi, File 9953 and his brother Chuso Wakabayashi, File 2077. This is in error.

There is on file a declaration of trust made by Tadao in favor of his brother Chuso covering $\frac{1}{2}$ interest in the property, but this declaration does not appear on the Certificate of Encumbrance, and Chuso did not declare any interest in this property to the Custodian. Under the circumstances it does not seem necessary to set up a joint account to protect Chuso's interest, although it would be advisable to make a note on the ledger that this trust exists. Would you therefore, be good enough to open an account for Tadao Wakabayashi, the registered owner, and transfer all funds from the joint account to it.

AGS:AS

8983

11th October, 1944.

Harry Dorewanko Esq.,
2456 McGill Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 144
2456 McGill Street

We are in receipt of your letter of the 5th instant.

You may be aware from newspaper reports that an effort is being made to prevent the sale of Japanese properties by the Custodian. This matter has been brought before the Exchequer Court and one of the cases cited as a test case was the property in which you are residing. The Trial Judge has reserved his decision and until this is given we are not proceeding with the sale of this particular property.

When a judgment is given reference will doubtless be made to this in the newspapers and you will then be aware of the decision arrived at.

In the meantime we will place your letter on our file.

Yours truly,

F. G. Shears,
Director.

FUS/PHE

File No. 8953

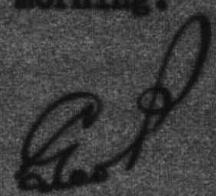
MEMORANDUM -- TO THE FILE

August 3, 1945.

Re: Catalogue No. 144
2456 McGill Street
887/T. of H./6675
WAKABAYASHI, Tadao

Mr. H. Derwenko, the tenant of the above property, called at this office this morning stating that he had received a letter from Wakabayashi, the owner of this property, that owing to the fact that he could not remain in Canada if he held property he was willing to offer his property for sale to Mr. Derwenko. This being a test case of Norris & MacLennan the writer interviewed Mr. Wright. Mr. Wright immediately telephoned Mr. MacLennan but found he was away on holidays so spoke to Mr. Norris. He informed Mr. Norris he did not want to do anything behind their backs, giving Mr. Norris full details of Mr. Derwenko's conversation. He suggested to Mr. Norris that the Custodian would have no objection to the sale of this property and also suggested that Norris & MacLennan could draw any documents necessary and the Custodian would forward any documents from the Secretary of State which would be required. All monies must be paid into the Custodian's Office in case the Japanese has any claims against him. The Custodian, out of the sale price, would take care of their fees. Mr. Norris then made an appointment with Mr. Derwenko for 11:00 o'clock this morning.

GP:EB



2456 Mc Gill St.
Vancouver, B. C.

Custodian of Enemy Property,
675 W. Hastings.
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	AUG 12 1946
File No.	8983
App.	<i>P. J. S.</i>
Referred	<i>Robertson</i>

Dear Sir:

I am the tenant
of 2456 McGill St. I've been
having considerable trouble
with the plumbing in the house.
The wash basin can't be
used due to broken pipes
and the toilet needs repaired.

Can I get your permission
to go ahead and call a plumber
to have the necessary work
done and have the bill
sent to you.

Yours truly,
Mrs. K. W. Robertson.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 3241

418 HOWE STREET
VANCOUVER, CANADA
August 19, 1946

EVACUATION SECTION	
Rec'd	AUG 19 1946
File No.	8983
Ans.	
Referred	Peters

Department of Secretary of State,
Custodian of Enemy Property,
Evacuation Section,
675 West Hastings Street,
Vancouver, B. C.

Attention Mr. G. Peters.

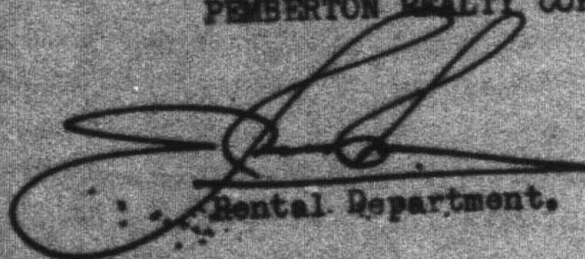
Re: File No. 8983.

Dear Sir:

The plumbing work necessary at 2456 McGill Street has been completed and we await the invoice which will be receipted and forwarded in due course.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.


Rental Department.

JAMOP/v

Norris V. MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C. - J. A. MACLENNAN, LL.B.

Rec'd	OCT 23 1946
File No.	8983
Ans.	23/10/46 M.V.
Referred	MR Shears

TELEPHONE PACIFIC 5284

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST

Vancouver, B.C.

Just Love

October 22nd, 1946.

The Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. Shears

Dear Sir:

re 2456 McGill Street
Your File 8983

Mrs. Karlene Wigston, the present tenant of the premises at 2456 McGill Street, Vancouver, was in to the office today with Mr. William Jennings Naylor, to obtain our approval of Mr. Naylor as a future tenant of the above premises.

Mr. Naylor is in the electric and refrigeration business in this City, operating his own Company, and in our view we consider Mr. Naylor will likely be a satisfactory tenant and that the rental amount is to continue on the basis of \$35.00 per month as at present.

You might be good enough to advise Pemberton Realty Corporation of our approval since they apparently are awaiting both ours and yours prior to accepting Mr. Naylor as the new tenant.

Yours truly,

NORRIS & MacLENNAN,

per 

JAM/CW

C
O
P
Y

Copy for file 8983

3rd March, 1947.

Messrs. Morris & MacLennan,
Barristers & Solicitors,
602 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Eikichi NAKASHIMA
668 East Cordova Street

Mr. Eikichi Nakashima has again written in regard to the sale of the above property. His letter reads as follows:

"Received your cheque for \$20.--

I would like to sell my house for \$1,500.-- so if you find any buyer please let me know.

Also if you could not put it on sale with me getting released from the lawyer please let me know as I will write to the lawyer about it."

We understand from Mr. Thornthwaite of Messrs. Richard, Akroyd & Gall that Mr. Nakashima has also written to them asking them to dispose of this property.

In July last when Mr. Nakashima stated that he was prepared to sell for the sum of \$2,000.-- we advised you that if the Petition of Right was withdrawn we would endeavour to negotiate a sale to the best advantage and we will be glad to do so at the present time.

We shall be glad to hear from you in this connection.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

Copy for file 8983

NORRIS & MacLENNAN

Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B.C.

6th March, 1947.

The Custodian,
Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B.C.

Dear Sirs

Re: Eikichi NAKASHIMA
668 E. Cordova Street

We acknowledge your letter of the 3rd instant and have also been in touch with Mr. Thornthwaite.

The position simply is that none of the persons whose property is the subject of the Test Cases can at the present time deal with the property. The instructions for the Test Cases have come from the Japanese Property Owners' Association and it would be a breach of faith on that Association's behalf if even they were to authorize the disposal of any of the properties before the decision had been rendered by the Exchequer Court.

This is so because we have not been able to arrange with the Department of Justice for the properties to be sold without prejudice to the pending decisions. To dispose of the properties now would be to dispose of the necessity for any decision ever being rendered.

Actually, we feel the Japanese owners of the properties in question have not been prejudiced because their properties would have been sold a long time ago at sacrifice prices (compared at any rate with present day prices), and when the time comes for the owners to be able to sell, it is felt they will be in a better position to realize a proper price than they would have been had the properties originally been sold by the Custodian during the war.

We appreciate your willingness to negotiate a sale to the best advantage if the petition of right did not stand in the way, and when the decisions have been made, it may be that the owners will request your co-operation then.

Thanking you, we are,

Yours truly,

NORRIS & MacLENNAN,

Per: "J.A. MacLennan"

JAM: A

18th March, 1947.

Mr. W.J. Haylor,
2456 McGill Street,
Vancouver, B.C.

Dear Sir:

Re: 2456 McGill Street

Referring to your telephone conversation with our Mrs. McArthur in reference to certain repairs which you desire to make to the above property in which you are the present tenant. We understand that you would like to have some assurance as to the continuance of your tenancy.

You are likely aware that this property is one in regard to which the Japanese owner filed a Petition of Right through his Solicitors, Messrs. Morris & MacLennan.

No decision has yet been handed down by the Judge and until this matter is cleared it is not likely that the property will be offered for sale. However, we are not in a position to give any guarantee in regard to this matter and you will need to assume responsibility for any repairs which you may wish to make.

Yours truly,

F. G. Shears,
Director.

This letter was read over the telephone to Mrs. Haylor

FGS/PMB

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C. - J. A. MACLENNAN, LL.B.

TELEPHONE PACIFIC 5254

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST

Vancouver, B.C.

Attention Mr. F. G. Shears.

October 7th, 1947.

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

EVACUATION SECTION	
Rec'd	OCT 8 1947
File No.	8983 & 10154/10026
Ans.	<i>[Signature]</i>

Re: Tadao Wakabayashi and
Jitaro & Takejiro Tanaka
Your File Nos. 8983,
10154/10026

Dear Sir:

6th
In reply to your letter of the
16th instant we have advised our clients in
connection with these Petitions of Right that
an appeal from the Exchequer Court was not
indicated and under the circumstances we see
no reason why a sale of the property cannot now
be consummated. Insofar as we are concerned,
we have no further interest in the property in
question.

Yours very truly,

NORRIS & MacLENNAN,

Per: *[Signature]*

JAM/B.

8983
2077

4th November, 1947.

Mr. Tadao Wakabayashi,
Registration #107149,
Notch Hill, B.C.

Dear Sir:

Re: 2456 McGill Street.

You are aware that Messrs. Morris & MacLennan filed a Petition of Right in respect to the sale of the above property.

Mr. MacLennan now advises that as a result of the decision handed down by the Exchequer Court they have no further interest in this matter.

Owners of two other parcels which were included in the same application to the Courts have signified their wish to have their properties sold.

Will you please advise if you desire to dispose of 2456 McGill Street, either at a price which you may decide upon or after advertising the property for sale, submitting any offers received for your consideration.

Our files indicate that while you are the registered owner, there is a Declaration of Trust under which your brother, Chuzo, has a half interest in this property.

Please let us have a reply to this letter expressing your wishes in regard to this matter.

Yours truly,

F. G. Shears,
Director.

FCS/PMH

MEMORANDUM

File No. 8983

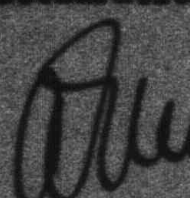
November 19, 1947.

Re: 2456 McGill Street

Mr. MacLennan has telephoned to say that he has received instructions from Tadao Wakabayashi to sell the property at 2456 McGill Street which is registered in the name of this Japanese person. Mr. MacLennan wished to know whether the property was still tenanted and, if so, on what terms, as a sale would be influenced by this fact. I advised him that as far as we know the tenants were still in possession and that we have received no intimation that they wished to discontinue tenancy which is on a monthly basis, Pemberton Realty Corporation being rental agents. The rent is at the rate of \$35.00 per month and is paid up to October 25, 1947.

The property was tenanted from October 25, 1942 until November 25, 1945 by H. Derwenko; from November 25, 1945 to November 25, 1946 by Mr. K. Wigston; and from November 25, 1946 until the present time by W. J. Naylor.

The file indicates that Tadao Wakabayashi's brother, Gmso Wakabayashi, has an unregistered one-half interest in this property, the Solicitors holding a Declaration of Trust covering same.



ACM/AC

NOTE:

November 21, 1947.

Rent now received up to November 24, 1947.

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K. C. - J. A. MACLENNAN, LL. B.

TELEPHONE PACIFIC 3254

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST

Vancouver, B.C.

OUR FILE 1667

November 20th, 1947.

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

Attention: Mrs. McArthur.

Dear Sir:

Re: Tadao Wakabayashi,
Re: 2456 McGill Street, Vancouver.

EVACUATION SECTION	
Rec'd.	NOV 21 1947
File No.	5943
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

This will confirm our telephone advice to your office on the 19th instant to advise that we were representing Mr. Tadao Wakabayashi who has requested us to supervise the sale of his house at the above address. We wish to confirm also our advice to you that it had been reported to us that Mr. and Mrs. Naylor, the present tenants, were advertising their furniture for sale and apparently endeavouring to arrange for new tenants to occupy the house. We of course, on behalf of Mr. Wakabayashi, do not wish to see the house re-rented as a better purchase price can be obtained if the house is vacant. We request you, therefore, to refuse to permit new tenants to occupy the premises.

We would appreciate receiving from you advice as to valuation and condition of the property in question, and if any prospective purchasers inquire through you, you may be good enough to refer them to us so that we can contact them on Mr. Wakabayashi's behalf.

Yours truly,

NORRIS & MacLENNAN.

[Signature]

JAM/JS.

*Mr. Taylor already advised
by telephone*

8983

November 21, 1947.

Mrs. W. J. Naylor,
2456 McGill Street,
Vancouver, B. C.

Dear Madam:

This is to confirm our advice to you by telephone that your proposal to sublet or re-rent the premises at 2456 McGill Street is not acceptable to the Custodian.

If you wish to discontinue your tenancy, please give the usual notice to this office. No new tenants are to be allowed to occupy the premises without the consent of this office.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

November 24, 1947.

Messrs. Morris & MacLennan,
Barristers, Solicitors, Notaries Public,
Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B. C.

Dear Sir:

ATTENTION: MR. J. A. MacLENNAN.

Re: 2456 McGill Street, Vancouver, B. C.
Your File 1667.

We have received your letter of November 20, advising that you are representing Mr. Tadao Wakabayashi in supervising the sale of the above property.

With reference to the proposed action of the present tenants, we have already told Mrs. Naylor by telephone that we would not agree to her re-renting this dwelling. This is being confirmed by letter.

As requested by you, we attach copy of valuation dated July 19, 1943, made by Mr. D. W. Reeve. In addition we may say that this property has been rented for \$35.00 per month and insurance has been carried for \$3000.00, expiring April 20, 1948, premium paid for three years being \$16.50. Taxes for the year 1947 in the sum of \$98.06 have been paid and official receipt will be available on request. Water rates in the sum of \$9.00 net, payable half-yearly, have been deducted from rents by Pemberton's, the rental agents, and have been paid to December 31, 1947.

According to the Certificate of Encumbrance on file, dated April 6, 1943, Title No. 72949 L. is registered in the name of Tadao Wakabayashi, 2456 McGill Street, subject only to Custodian Vesting No. 36008. You no doubt have an office copy of the Declaration of Trust in favour of Chuzo Wakabayashi, dated April 8, 1942, in which the registered owner recites the price paid by him for the purchase of the lands, premises, goods and chattels, of which sum one-half was paid by Chuzo Wakabayashi.

With reference to delivery of Title to the purchaser, while the Custodian will have no objection to a deal being made direct by the registered owner, Title will be given by transmission and deed from the Secretary of State in the usual manner. Proceeds from sale payable to the two interested persons will be received by this office for their respective accounts.

As requested by you, we will be pleased to direct prospective purchasers to your office.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. copy of valuation.

NOTCH HILL B.C.,
JAN 11 1948.

MR. MacLENNAN.
NORRIS + MacLENNAN
BANK OF NOVA SCOTIA BLDG.
VAN. B.C.

SIR:

IN REGARDS TO my ONE-HALF INTEREST FROM THE
SALE OF THE HOUSE ON 2456 MCGILL ST., WILL
YOU PLEASE TRANSFER THAT PORTION TO THE FAVOUR
OF my BROTHER, TADAO WAKABAYASHI, NOTCH HILL,
B.C. AND PLEASE INSTRUCT CUSTODIAN ACCORDINGLY.
I REMAIN

Yours Truly,
Chugo Wakabayashi.

RECEIVED

JAN 13 1948

NORRIS & MacLENNAN

Per AT

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C. - J. A. MACLENNAN, LL.B.

TELEPHONE PACIFIC 5284

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
502 HASTINGS STREET WEST

Vancouver, B.C.

Our file: 1667

Your file: 8983.

February 21, 1948.

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

Attention: Mrs. MacArthur.

Dear Sir:

Re: Tadao Wakabayashi and 2456
McGill Street - Sale to Arthur
and Lena Munro.

EVACUATION SECTION	
Rec'd	FEB 23 1948
File No.	
Ref.	
Remarks	

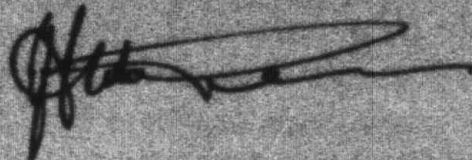
This transaction has now been completed and we enclose herewith our cheque in your favour in the sum of \$4,919.91, being the proceeds from the purchase price, in accordance with the Statement of Adjustments, copy of which is enclosed herewith.

We also enclose herewith written instructions of January 11th, 1945, from Chuza Wakabayashi to Norris and MacLennan, directing that his one-half interest in this sale should be paid to his brother, Tadao Wakabayashi at Notch Hill.

The father of Messrs. Tadao and Chuza Wakabayashi died recently and we understand Mr. Tadao Wakabayashi is in urgent need of funds. It would be appreciated if you would forward to him proceeds of our cheque at your earliest convenience.

Yours truly,

NORRIS & MACLENNAN,

Per: 

JAM:mk
Encls.

*Chuza
2077/10405*

8983

February 23, 1948.

Messrs. Morris & MacLennan,
Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B. C.

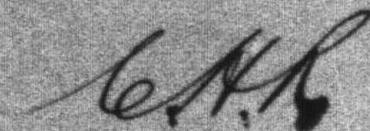
Dear Sirs:

We beg to acknowledge receipt of your letter of the
21st instant, enclosing cheque for \$4,919.91, the proceeds from
the sale of 2456 McGill Street, Vancouver.

This amount has been placed to the credit of
Tadao WAKABAYASHI, and as outlined in the second paragraph of
your letter, one half of this amount will be transferred to his
brother, Chuze WAKABAYASHI.

We attach hereto our official receipt.

Yours very truly,



C. H. Reed,
Office of the Custodian.

CHR/fa
enc. (1)

8993

February 25, 1948.

Mr. Tadao WAKABAYASHI,
Reg. No. 10749,
Notch Hill, B. C.

Dear Sir:

We wish to advise that your property at 2456 McGill Street, Vancouver, has been sold by Messrs. Norris & MacLennan, and we have received from them the net amount from the sale.

We have also been notified by the above Firm that you are urgently in need of funds and at this time we attach hereto our cheque for \$5,008.69, which represents the balance of your account at this office.

Our last statement to you was sent on October 1, 1947, and we attach a statement of the entries which have been made in your account since that time. We have received a letter signed by your brother, Chuzo WAKABAYASHI, addressed to Norris & MacLennan, in which he requests that his one-half interest from the sale of the property be paid to you.

The chattels declared by you at the time of evacuation were sold by you to Mr. Derewenko, who was the tenant in the house at 2456 McGill Street at that time, and your affairs were left in the hands of Mr. J. A. MacLennan, of Norris & MacLennan.

It would appear that we have accounted for all the real and personal property left by you in the protected area. Your account and file are therefore being closed.

Kindly acknowledge receipt in the enclosed self-addressed envelope.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/ra
enc. (3)

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. S. NORRIS, K.C. - J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST

Vancouver, B.C.

TELEPHONE PACIFIC 5254

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

Our File #1667

March 9th, 1948

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

EVACUATION SECTION	
Rec'd	MAR 10 1948
File no.	8983
Ans.	
Referred	<i>McLennan</i>

Dear Sirs:-

Re: 2456 McGill Street

We acknowledge receipt of your letter of the 23rd ultimo and have noticed your second paragraph advises that the amount of our cheque has been placed to the credit of Tadao WAKABAYASHI and that half of this amount will be transferred to his brother, Chuzo WAKABAYASHI. We want to draw your attention to the fact that our letter to you of the 21st ultimo enclosed written instructions directing that Chuzo's half interest be paid to Tadao so that the whole amount of our cheque should be forwarded to Tadao WAKABAYASHI, Chuzo having no further interest therein.

We just recently received a letter from Mr. WAKABAYASHI that no money has as yet been received. It would be appreciated if you would expedite transfer of the funds to Mr. Tadao WAKABAYASHI.

Yours truly,

NORRIS & MacLENNAN

Per:- *[Signature]*

JAM/sc

500869
Feb 25 1948

March 11, 1948.

Messrs. Morris & MacLennan,
Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B. C.

Dear Sirs:

Re: 2456 McGill Street, Vancouver, B. C.

We have for acknowledgment your letter of the 9th instant, and in reply wish to advise that the full amount of the money sent in by you on February 1st last (\$4,919.91) was credited to the account of Tadao WAKABAYASHI.

Our cheque for \$5,008.69 was mailed to the said Tadao WAKABAYASHI on February 21, 1948, which included the above amount sent in by you, plus the balance of his account at this office.

Yours very truly,

C. H. Reed,
Office of the Custodian.

CHR/ra

Tadao & Chuzo WAKABAYASHI

File 2077 & 8983
Reg. 10749 & 10405

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 23	M. Derwentko - rent Commission	\$ 1.75	\$ 35.00	
December 9	Rent collected Commission	1.75	35.00	
1943 January 18	Rent collected Commission	1.75	35.00	
January 26	Transferred to File 2077 - C. Wakabayashi Ck 1590 - T. Wakabayashi	25.00 25.00		
February 25	Rents collected Pemberton's commission Sundry <i>W & C, M & C</i>	1.75 8.20	35.00	
March 10	Ck 2150 - T. Wakabayashi	60.00		
March 11	Amount transferred from File 2077		25.00	
March 24	Rents collected Pemberton's commission	1.75	35.00	
April 26	Ck 2875 - T. Wakabayashi	50.00		
May 3	Rents collected Pemberton's commission	1.75	35.00	
May 20	Registrar, Vancouver - Certificate of Endorsement	1.00		
May 28	Rents collected Commission	1.75	35.00	
June 1	T. Wakabayashi - cheque	20.00		

CR \$ 68.55

*Original Book 13
(Main)*

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Bldg.

Vancouver, B. C.

Statement of account of Tadao and Chuso MAKABAYASHI

2456 McGill St.

Files 5983 & 2077
Reg. # 10749 & 10405

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1962 October 23	H. Derenke - rent Commission - Pemberton	\$ 1.75	\$ 35.00	
December 9	Rent collected Commission - Pemberton	1.75	35.00	
1963 January 18	Rent collected Commission - Pemberton	1.75	35.00	
January 26	Ck 1590 - T. Makabayashi - Living Expenses	25.00		
February 25	Rent collected Commission - Pemberton Water rates	1.75 8.20	35.00	
March 10	Ck 2150 - T. Makabayashi - Living Expenses	60.00		
March 24	Rent collected Commission - Pemberton	1.75	35.00	
April 26	Ck 2875 - T. Makabayashi - Living Expenses	50.00		
May 3	Rent collected Commission - Pemberton	1.75	35.00	
May 20	Registrar - Certificate of Encombrance - Vancouver	1.00		
May 26	Rent collected Commission - Pemberton	1.75	35.00	
June 1	Ck. - T. Makabayashi - Living Expenses	20.00		

Tadao and Onao MAKABAYASHI

- 2 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 June 25	Rent collected Commission - Pemberton	\$ 1.75	\$ 35.00	
July 5	Cr. - Tadao Makabayashi - living expenses	20.00		
July 24	Rent collected Commission - Pemberton	1.75	35.00	
August 3	Cr. - Tadao Makabayashi - maintenance	20.00		
August 27	Rent collected - 2456 McGill St. Commission - Pemberton Plumbing repairs Water rates	1.75 4.75 8.20	35.00	
September 2	Cr. - Tadao Makabayashi - maintenance	20.00		
September 13	Cr. - Tadao Makabayashi - maintenance	20.00		
September 27	Rent collected Commission - Pemberton	1.75	35.00	
October 26	Rent collected Commission - Pemberton	1.75	35.00	
October 26	Cr. - Tadao Makabayashi - maintenance	20.00		
November 26	Rent collected Commission - Pemberton Repairs to Furnace	2.35 12.00	47.00	
December 29	Cr. - Tadao Makabayashi - maintenance Rent collected Commission - Pemberton	40.00 1.15	23.00	

CR \$ 136.35

CERTIFIED CORRECT
CUSTODIAN OF RENT PROPERTY

Comptroller.

Tadao TAKAHAYASHI

File No. 8983
Reg. No. 10749

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 23	H. Derwentke - rent Commission - Pemberton	\$ 1.75	\$ 35.00	
December 9	Rent collected Commission - Pemberton	1.75	35.00	
1943 January 18	Rent collected Commission - Pemberton	1.75	35.00	
January 26	Ck 1590 - T. Takahayashi - living expenses	25.00		
February 25	Rent collected Commission Water rates	1.75 8.20	35.00	
March 10	Ck 2150 - T. Takahayashi - living expenses	60.00		
March 24	Rent collected Commission	1.75	35.00	
April 26	Ck 2675 - T. Takahayashi - living expenses	50.00		
May 3	Rent collected Commission	1.75	35.00	
May 20	Registrar - Certificate of Encombrance - Vancouver	1.00		
May 28	Rent collected Pemberton's commission	1.75	35.00	
June 1	Ck - T. Takahayashi - living expenses	20.00		
June 25	Rent collected Commission	1.75	35.00	
July 5	Ck - Tadao Takahayashi - living expenses	20.00		
July 24	Rent collected Commission - Pemberton	1.75	35.00	
August 3	Ck - Tadao Takahayashi - maintenance	20.00		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 August 27	Rent collected - 2456 McGill St. Commission - Pemberton Plumbing repairs Water rates	\$ 1.75 4.75 6.20	\$ 35.00	
September 2	Ck - Tadao Nakabayashi / Maintenance	20.00		
September 13	Ck - Tadao Nakabayashi - maintenance	20.00		
September 27	Rent collected Commission	1.75	35.00	
October 26	Rent collected Commission	1.75	35.00	
October 28	Ck - Tadao WAKABAYASHI - maintenance	20.00		
November 26	Rent collected Commission - Pemberton Repairs to furnace	2.35 12.00	47.00	
December 29	Ck - Tadao Nakabayashi - maintenance Rent collected Commission	40.00 1.15	23.00	
1944 January 26	Rent collected Commission - Pemberton	1.75	35.00	
February 3	Ck - T. Nakabayashi - maintenance	20.00		
February 25	Rent collected Commission Sundry	1.75 8.20	35.00	

CR \$ 169.60

CR \$ 174.65

Tadao WAKABAYASHI

File No. 8983
Reg. No. 10749

Jan 10 Feb 15/48

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 February 25	Balance as per statement sent		\$ 174.65	
March 6	Ck - T. WAKABAYASHI	20.00		
March 23	Ck - 1943 taxes Interest on taxes	85.26 1.18		
March 24	Rents collected Commission	1.75	35.00	
April 22	Ck - T. WAKABAYASHI	20.00		
April 24	Rents collected Commission	1.75	35.00	
May 6	Ck - T. WAKABAYASHI	20.00		
May 26	Rents collected Commission	1.75	35.00	
June 6	Ck - T. WAKABAYASHI	20.00		
June 26	Rents collected Commission	1.75	35.00	
June 27	Ck - City of Vancouver - 1944 taxes	82.74		
July 6	Ck - T. WAKABAYASHI	20.00		
July 24	Rents collected Commission	1.75	35.00	
August 23	Rents collected Commission Sundry	1.75 8.20	35.00	
August 29	Ck - T. WAKABAYASHI	40.00		
September 23	Rents collected Commission	1.75	35.00	

File No. 8983

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 October 5	Cx - T. WAKABAYASHI	\$ 50.00		
October 25	Rents collected Commission	1.75	35.00	
November 24	Rents collected Commission	1.75	35.00	
December 27	Rents collected Commission	1.75	35.00	
December 29	Cx - T. WAKABAYASHI	75.00		
1945 January 23	Rents collected Commission	1.75	35.00	
February 5	Cx - T. WAKABAYASHI	50.00		

CH \$ 45.02

Tokyo MAKABAYASHI

File No. 8983
Reg. No. 10749

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 February 5	Balance as per statement sent		\$ 48.02	
February 24	Rents collected	1.75		
	Commission	6.20		
	Sundry			
March 3	Cheque to you	30.00		
March 24	Rents collected	1.75		
	Commission			
			35.00	
April 6	Cheque to you	30.00		
April 12	Insurance premium no. 14717	16.50		
April 25	Cheque to you	1.75		
	Commission			
			35.00	
May 11	Cheque to you	30.00		
May 23	Rents collected	1.75		
	Commission			
			35.00	
June 22	Rents collected	1.75		
	Commission			
			35.00	
July 19	Rents collected	1.75		
	Commission			
			35.00	
August 22	1945 taxes - 2456 McCall	81.02		
August 23	Rents collected	1.75		
	Commission	8.20		
	Sundry			
	Rents collected	1.75		
	Commission			
			35.00	
September 22	Cheque to you	50.00		
October 2	Rents collected	1.75		
November 20	Commission			
			35.00	
December 22	Rents collected	3.50		
	Commission			
			70.00	

Takao FUKABAYASHI

Reg. No. 10769
File No. 6983

Date	Particulars	Debit	Credit	Balance
1947 October 1	Balance forward	\$	\$ 15.78	
	Advertising and Valuation Fee	9.00		
	Rents collected (October, November and December)		105.00	
	Commission to Agent	5.25		
1948 January 24	Registration Fees	17.75		
February 23	Net proceeds from sale of property by Morris & MacLennan		4919.91	
	Balance of account	<u>5008.69</u>	<u>\$5040.69</u>	

Balance for remittance

\$5008.69

Accounting Department,
February 25, 1948.

Tedao EKEAYASHI

File No. 8983
Reg. No. 10749

Date	Particulars	Debit	Credit	Balance
1946 December 27	Balance		\$ 57.79	
1947 February 11	Cheque to you	75.00		
September 30		160.00		
December 22	Rents collected - Jan 1/47 to Dec 31/47		420.00	
	Agent's commission	21.00		
	Water rates	17.20		
	1947 taxes	98.06		
		<u>\$ 371.26</u>	<u>\$ 477.79</u>	
				CR \$ 106.53
1947 December 31	Balance		\$ 106.53	
1948 January 24	Registration fees	17.75		
February 23	Sale - 2456 McGill St.		5,250.00	
	Commission on sale 2456 McGill St.	262.50		
	Closing adjustments		3.94	
	Expenses Horrie & McLennan	71.53		
February 25	Cheque to you	5,006.69		
		<u>\$5,360.47</u>	<u>\$5,360.47</u>	

Accounting Department
March 15th, 1948

MTL