

9065-

REAL ESTATE

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

9065

200 pried
m. 82

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

none

NAME: NAHUSE, Tadayoshi

HOME ADDRESS: 857 Cordova St., Vancouver, B. C.

REGISTRATION NUMBER 11229 SEX Male AGE 33

OCCUPATION: Logger

(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: Burns and Jackson, Logging Co., Wilson Creek, B. C.

MARRIED?

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION:

857 Cordova St. Vancouver, B. C.

Kenneth A. Labron, has been left in charge of property,
908 Rogers Bldg. Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS:

2. Storey frame house, 7 rooms. Woodshed and Garage.

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

Kenneth Labron, 908 Rogers Building, Vancouver, B. C. has
particulars of insurance carried on property.

4. TAXES (Amount and where payable)

Kenneth Labron, has particulars.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

Self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS
Kenneth A. Labron, 908 Rogers Bld.
Vancouver, B. C.
None

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

9. IF FARM LAND STATE CROPS SOWN
None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

See page one.

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Kenneth Labron, 908 Rogers Building, Vancouver, B. C.

will look after any personal property left.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

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

CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

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)

11. \$5.00 and 2. \$10.00 War Saving Certificates, in own possession.

8. BANK ACCOUNTS:

None

9. LIFE INSURANCE: New York Life Insurance Co. Van., B. C. \$1500.00

beneficiary father, Genkuro Naruse. No. unknown.

10. INTEREST IN ANY ESTATES OR TRUSTS:

None

11. SAFETY DEPOSIT BOX:

None

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

REMARKS:

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 14th day of May 1942.

(Signature)

G. Naruse

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov. 27, 1942

Our File No. 9065

Full Name NARUSE, Tadayoshi
(Surname in Block Letters)

Registration No. 11229

^V
Male - Female
(Check)

Age Mar. 3, 1908

Former Address Wilson Creek, B. C.

Date Evacuated 1/6/42

Naturalized - ^VCanadian-Born - National
(Check)

Present Address

~~Tasme, B. C.~~

30.12.46

to Don Nilsson

Raymond, Alta

B

^V
Married - Single
(Check)

Name of Wife - - - -

Name of Husband - - - -

Name of Mother ^{nee} (YANO) Maki (Dec'd)

Name of Father Genkuro #01742

82185
Deceased

Names of Children under 16

Requested by Mrs. Burraston

Registered with Custodian Yes
(Yes or No)

Additional Information Logger.

October 25th, 1950.

Mr. Tadayoshi NARUSE,
c/o Western Broder Farm,
Lethbridge, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 538

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$70.00.

Cheque in your favour is enclosed for \$65.95
and we have paid the Co-Operative Committee .. \$ 4.05
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.

Name of Claimant

HARUSE, Tadayoshi

Case

538

Custodian File

9065

REAL PROPERTY										Total		
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village					
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price			Total Award 125% of all Sale Prices	
						% of Total	Amount				% of Total	Amount
1150.00												
	57.50 12.50										70.00	
PERSONAL PROPERTY												
Motor Vehicles		Boats and Boat Gear										
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing		45% of amount in next preceding column				
NETS												
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price		
MISCELLANEOUS CHATTELS												
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Net Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price					
TOTAL RECOMMENDATION										70.00		

File No. 9065

SUMMARY

December 30th, 1946

REAL ESTATE

Catalogue No: 89
Japanese Name: Tadayoshi NARUSE
Civic Address: 857 East Cordova Street, Vancouver, B.C.
Legal Description: Lot 28, Block 50, District Lot 181, Plan 196, Vancouver, B.C.
Classification: Dwelling

Registered in the name of: Tadayoshi NARUSE
Title: Clear
Sold to: Nick Boyko for \$1150.00 Cash as August 14th, 1944.
Title delivered to: Nick Boyko as December 19th, 1944. Cert. No. 110448-L. Old Title with W.K. Labron, Agent. Adjustments completed.
Funds released to account of: Tadayoshi NARUSE as December 15th, 1944.
Chattels: Not involved.
Fire Insurance: Transferred to new owner.
Remarks: At the request of NARUSE this property was placed with W. Kenneth Labron as Agent to look after same. The dwelling was rented at \$20.00 per month, and rents collected and remitted to Custodian by the Agent. This property was reported in "fair" condition. No disbursements are indicated for upkeep. No unusual attention was required in the administration of these premises.

Assessed Value 1944

Land -	\$450.00
Improvements -	<u>700.00</u>
Appraisal -	1100.00
Sale price -	1150.00

The above Summary is certified to be in accordance with the information on file, December 30th, 1946.

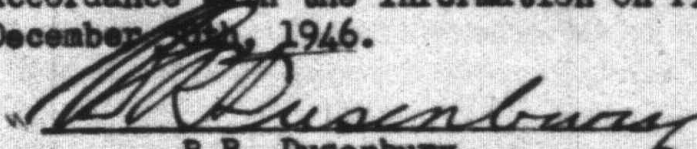

B.R. Dusenbury,
Office of the Custodian.

EXHIBIT No. Aug. 6/48DATE _____
FILED BY W. E. Huckvale

THIS INDENTURE,

Made in the fifth day of August in the year of our Lord one thousand nine hundred and forty-one (1941).

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN GEORGE MANKE, (Retired), c/o Geo. F. Jacobs & Co.,
245 East Hastings Street, in the City of Vancouver,
the Province of British Columbia.

(hereinafter called the Grantor)

AND

TADAYOSHI NARUSE, (labourer), of 568 Powell Street,
in the City of Vancouver, the Province of British
Columbia.

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of One thousand (\$1,000.00) - - Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Vancouver, the Province of British Columbia, and more particularly known and described as: Lot Twenty-eight (28), of Block numbered Fifty (50), in the sub-division of District Lot One Hundred and eighty-one (181), Group One (1), New Westminster District, according to the registered map or plan of the said sub-division deposited in the Land Registry Office at the City of Vancouver, the Province aforesaid, and numbered

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisos, and conditions expressed in the original grant thereof from the Crown; and subject to all taxes, rates, and local improvement assessments whether already or hereafter assessed.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

"Geo F Jacobs"

245 East Hastings St.,
Vancouver, B.C.
Broker.

"George Manke"

For Maker I HEREBY CERTIFY that on the fifth day of August 1941, at the City of Vancouver in the Province of British Columbia, George Manke (~~whose identity has been proved by the evidence on oath of~~ who is) personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as part and that he knows the contents thereof, and that he executed the same voluntarily, and that he is of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at Vancouver British Columbia, this fifth day of August in the year of our Lord one thousand nine hundred and forty-one (1941).

"SEAL"

"Geo F Jacobs"

.....
A Notary Public in and for the Province of
British Columbia.

For the Secretary or other officer of a Corporation I HEREBY CERTIFY that on the _____ day of _____ 19____, at _____ in the _____ of _____ (whose identity has been proved by the evidence on the oath of _____ who is) personally known to me, appeared before me and acknowledged to me that he is the _____ of _____ and that he is the person who subscribed his name to the annexed Instrument, as _____ of the said _____ and affixed the seal of the _____ to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and to affix the said seal to the said Instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at _____, British Columbia, this _____ day of _____, in the year of our Lord one thousand nine hundred and _____

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

NOTE-Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

I, _____ of the _____ of _____ in
the Province of British Columbia make oath and say:
1. I was personally present and did see the within instrument duly signed and
executed by _____ the part thereto,
for the purposes named therein.
2. The said instrument was executed at _____
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of
sixteen years.

SWORN before me at _____
in the Province of British Columbia, this _____
day of _____ 19____

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

Copy
Dated August 5th 1941
George Manke
TO
Tadayoshi Maruse
DEED OF LAND
Situate in
the City of Vancouver
Lot.....28,
Blk.....50,
D.L.....181,
Group 1, N.W.D.
Map #
"Reg #65427 L."

I HEREBY CERTIFY that on the _____ day of _____ 19____ at _____
in the _____ of _____ (whose identity has been proven
by the evidence on oath of _____ who is) personally known to me,
appeared before me and acknowledged to me that he is the person who subscribed the name
of _____ to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said Instrument as the maker
thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of the said Instrument and subscribed the name of the
said _____ thereto voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office
at _____ British Columbia, this _____ day of _____
in the year of our Lord one thousand nine
hundred and _____

Registered
No. _____

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

I, _____ of the _____ of _____ in
the Province of British Columbia, DO SOLEMNLY DECLARE THAT
1. I am the attorney named in the Power of Attorney referred to in the acknowledgment
attached hereto.
2. At the time of the execution of the said instrument I had not received any notice or
information of the revocation of the said Power of Attorney by death or otherwise.
AND I make this solemn declaration conscientiously believing it to be true, and knowing
that it is of the same force and effect as if made under oath, and by virtue of the CANADA
EVIDENCE ACT.

DECLARED before me at _____
in the Province of British Columbia, this _____
day of _____ A.D. 19____

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

NOTE-Where the person making the acknowledgment is personally known to the officer taking
the same, strike out the words in brackets.

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

September 15, 1948

E. Robertson

TELEPHONE: PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

June 9'44

No. 89 857 E. Cordova St.

This property comprises a lot with 25 ft. frontage by 120 ft. in depth to lane on which is erected a 6 room house of wood exterior.

There are 3 rooms on the main floor with sink in kitchen.

Upstairs comprises three small bedrooms.

Toilet and basin installed and the tub is owned by the tenant. No basement.

Property is in fair condition.

Valuation \$1100.00

EXHIBIT NO.

DATE

FILLED BY

538-6

Aug 6/48

G. S. A. Price

A
2812-46

INTERIM RECEIPT

No 1773

WHITAKER & WHITAKER LIMITED

ESTABLISHED OVER A QUARTER OF A CENTURY

REAL ESTATE, INSURANCE AND MORTGAGE BROKERS

NOTARY PUBLIC AND CONVEYANCER

342 WEST PENDER STREET

VANCOUVER, B.C.

89
July 19 1944
Rec'd JUL 21 1944
File No. 9565
Ans. ☒
Referred by Harrop

RECEIVED FROM

of

(Occupation)

the sum of

Dollars, (\$150.00)

being deposit on account of the purchase price of the following described land, viz:

Catalogue 89. Situated 857 Cordova East - Being Lot 28
Block 50 - R.P. 181 - File 9065

Group 1, New Westminster District, B.C.

(sold, subject to Vendor's approval) at or for the price or sum of:-

Dollars, (\$150.00)

on the following terms namely:-

Deposit as above (which shall form a part of purchase price)

\$115.00

Balance of first instalment payable on the

day of

19

\$1085.00

and the balance of the purchase price as follows: When convenient ready

Free of Encumbrances

All deferred payments to bear interest from this date at the rate of

per cent

It is understood that the vendor and purchaser will execute an Agreement for Sale in the terms of the printed form prepared by Whitaker & Whitaker containing the usual covenants contained in agreements for sale of land in the Province of British Columbia and embodying the above terms of sale, not later than the date above mentioned for the payment of the balance of the first instalment; a form of this agreement can be inspected by the purchaser on the issuance of this receipt.

The purchaser to have possession of the premises on the completion of the agreement for sale, subject to any existing leases, tenancies or building restrictions, (if any).

All taxes (including local improvements, special assessments, school and sewer taxes), rents, insurance and water rates, to be adjusted as from this date.

It is expressly understood that time is to be considered the essence hereof, and unless payments, with interest, are punctually made at the time or times and in the manner provided, this agreement may, at the option of the vendor, be cancelled and declared null and void and of no effect, and the moneys paid on account thereof shall be absolutely forfeited as liquidated damages to the vendor, who shall be at liberty to re-sell the said property to any purchaser thereof. Fee for Deed of Conveyance, five dollars, to be paid by purchaser when final instalment is paid.

This receipt is issued by the undersigned subject to confirmation of sale by the owner and pending the preparation of the proper documents for the transfer of the herein described property.

I HEREBY AGREE to purchase the above described property at the price and on the terms and subject to the conditions above set forth, and also to the terms and conditions of the above Interim Receipt.

WHITAKER & WHITAKER LIMITED

Per

Agents for Owner

Purchaser

Rec'd 7/24/44
File No. _____
Ans. _____
Referred _____

575 E. Hastings St.,
Vancouver, B. C.

July 24th, 1944

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

Dear Sirs:

Re: Catalogue No. 89.

I herewith make an offer of Eleven
Hundred Dollars (\$1100.00) for Lot 28, Blk. 50,
D. L. 181, known as 857 East Cordova Street.
Enclosed find certified cheque for \$110.00,
being 10% of the bid.

Yours truly,

HIS



MARK.

Witnessed by:
(Miss) Grace Hopkins

John Bidik

9065

July 25th, 1944

Mr. John Bidik,
575 E. Hastings St.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 39
857 East Cordova Street

Referring to your letter of the 24th instant, in which you offer to purchase the above property for \$1100.00.

This is to advise you that a higher offer has been received and accepted. We regret therefore that we cannot consider your offer and your deposit cheque for \$110.00 is returned herein.

Yours truly,

F. G. Shears,
Director.

FGS/MHG
encl.

9065

August 11, 1944.

Messrs. Whitaker & Whitaker, Ltd.,
942 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 89
857 East Cordova Street
28/50/181

Your letter of July 19th, enclosing cheque for \$115.00 and offer to purchase the above property for the sum of \$1,150.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,035.00.

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

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

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

Yours truly,

F. G. Shears,
Director.

GP:EB

9065

August 14, 1944.

Messrs. Whitaker & Whitaker,
942 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 89
857 East Cordova Street
28/50/181

This will acknowledge receipt of your letter of August 14th in which you enclosed your certified cheque for \$1,035.00. We have now received \$1,150.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Nick Boyko, Steel worker, of 821 Jackson Street, Vancouver, B. C., and that he is a British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

GP:EB

STATEMENT RE SALE OF:

Name: NARUSE, Tadayoshi

Catalogue No: 89

File No: 9065

Street Address: 857 East Cordova St. Reg. No. 11229

Legal Description: 28/50/181

Date of Sale and Adjustments August 14th, 1944.

Sale Price

\$ 1,150.00

Real Estate Agent's Commission

\$ 57.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Expenses:~~~~Unpaid taxes:~~~~Mortgages:~~~~Arrears of Taxes:~~~~Other charges:~~

Adjustments:

Fire Insurance

8.25

Taxes

15.35

Water

5.29

69.00\$ 1178.89

Net Proceeds credited to your account

1109.89

January 3rd, 1945.

Date:.....

George Peters.

Compiled by:.....

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

538 - 3

Aug. 6/48

W. E. Huckvale

Japanese Evacuation Section

File No. 9065

506 Royal Bank Bldg.,
Hastings and Granville
Vancouver, B.C.

August 22nd, 1944

Mr. Tadayoshi NARUSE,
Registration No. 11229,
Tashme, B. C.

Dear Sir:

Re: British Oak Insurance
Policy #C.F.39-5209

The above numbered policy has been issued to cover for \$1,500.00 on the frame, shingle-roof dwelling situate on your property described as being on Lot 28, Block 50, D. L. 181, No. 857 East Cordova St., Vancouver, B. C. This is a renewal of New Hampshire Policy No. 110138.

The premium for three years, amounting to \$8.25 is being paid to the Insurance Company and charged to your account.

Yours truly,

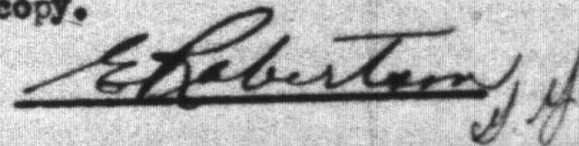
"S. M. Gibson".

S. M. Gibson
Insurance Department

SMG:KT

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

September 16, 1948



Catalogue No. 89
File No. 9065
857 East Cordova Street
28/50/181

December 14, 1944.

NICK BOYKO
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 14, 1944)

	DEBIT	CREDIT
Purchase price	\$1,150.00	
Cheques received		\$1,150.00
<u>Amount of rent collected</u>		
August 14th to September 11th - 28/31 x \$19.00		17.16
September 12th to October 11th)		
October 12th to November 11th)		
November 12th to December 11th) 3 x \$19.00		57.00
Registration fees on deed - \$1,150.00	6.55	
Insurance premium - 100% x \$8.25	8.25	
Water paid to December 31, 1944 -		
139/184 x \$7.00	5.29	
Purchaser's proportion of 1944 taxes -		
130/365 x \$40.32	15.35	
Balance owing to purchaser	38.72	
	<u>\$1,224.16</u>	<u>\$1,224.16</u>

BALANCE OWING TO PURCHASER \$38.72

File No. 9065.
Catalogue No. 89.
December 4th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tadayoshi NARUSE
City of Vancouver
Lot 28, Blk. 50, D.L. 181,
Gp. 1, N. W. D., Plan 196.

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

1. Copy of application number 110447-L, dated September 23rd, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 110448-L, dated September 23rd, 1944, registering the property in the name of Nick Boyko (Deed).
3. Duplicate of Transmission dated September 11th, 1944.
4. Duplicate of Deed dated September 11th, 1944 - Secretary of State to Nick Boyko.
5. Certificate of Indefeasible Title number 110448-L, dated December 1st, 1944, covering the above property in the name of Nick Boyko.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 89
File No. 9065
857 East Cordova St.
Vancouver, B. C.

Receipt of Certificate of Title No. 110448-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of British Oak Insurance Company policy CF 39-5209 which has been assigned to me, and cheque for \$38.72 representing closing adjustments on sale of this property.

Dated at Vancouver, B. C., this 19th day of December 1944.

Nick Baylo

Catalogue No. 89
File No. 9065

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

Dear Sirs:-

Re: 857 East Cordova Street

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

Yours faithfully,

...*Nick B. G.*... Signed

File No. 9065

SUMMARY

December 30th, 1946

LIABILITIES

Tadayoshi NARUSE,
Reg. No. 11229

No Claims against or indebtedness of Tadayoshi
NARUSE are indicated on the file.

The above Summary is certified to be in
accordance with the information on file,
December 30, 1946.

E.R. Dusenbury
E.R. Dusenbury
Office of the Custodian.

File No. 9065

--- SUMMARY ---

December 30th, 1946

--- PERSONAL PROPERTY ---

Tadayoshi NARUSE,
Reg. No. 11229

CHATELS:

Certain Chattels were left in a shed in the rear of the property at 857 East Cordova Street. According to Memo January 26th, 1943 (Williams) these belonged to Genkuro NARUSE, father of Tadayoshi NARUSE. Further action dealt with these chattels as belonging to the father and at his decease were treated accordingly, and as per memo 30-9-44 (Spain) were prepared at Warehouse #992 Powell Street for inspection of the Official Administrator of the Estate. They were all removed by him and further disposition of them was in his hands. It is noted that a stove was sold for \$65.00 to Labron, Agent, and the proceeds were forwarded to the Official Administrator in January 1946. It appears that 3 boxes (contents unknown) were forwarded by Labron to Tashme, at request of the Welfare Department.

The file of Tadayoshi NARUSE does not indicate that any of the chattels located on the premises at 857 East Cordova Street were recognized as belonging to him,

WAR SAVINGS
CERTIFICATES,
LIFE INSURANCE

(On Page 3 of registration dated May 14, 1942
) of Tadayoshi NARUSE is recorded the follow-
(ing:-
)

"11. \$5.00 and 2. \$10.00 War Savings Certificates, in own possession".

"9. Life Insurance. New York Life Insurance Co. Van. B.C. \$1500.00 beneficiary father, Genkuro Naruse. No. unknown."

As these did not vest with the Custodian, no action was taken by this office in respect to the Certificates or Life Insurance

SPECIFIED
ARTICLES:

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

No other Personal Property of Tadayoshi NARUSE is revealed on the file.

The above Summary is certified to be in accordance with the information on file, December 30th, 1946.

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

857 East Cordova Street,
Vancouver, B.C.,
May 12, 1942.

The Custodian,
Vancouver, B.C.,

Dear Sir:-

I wish to advise you that I am the registered owner of 857 East Cordova Street in this city. The legal description of the property is Lot 28, Block 50, District Lot 181.

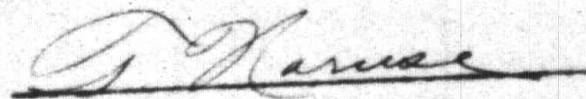
As I expect to be evacuated very soon, it will be necessary for me to have my property managed for me during my absence. As I have been acquainted with Mr. W. Kenneth Labron of 470 Granville Street for many years, I have asked him to take care of my property for me, as he specializes in this kind of work. However, I understand that permission has to be obtained from your office. Will you please communicate with Mr. Labron direct.

This is a two storey house with living room, dining room and kitchen downstairs and three bedrooms and bath room upstairs. There is a garage and woodshed in the rear.

I believe the house will rent without difficulty for \$20.00 per month.

Yours truly,

Tadayoshi Naruse



9065
W. KENNETH LABRON

NOTARY PUBLIC

Real Estate, Insurance and Financial Broker

MORTGAGES RENTALS TIMBER ESTATES MANAGED

PHONES: PACIFIC 8442
BAYVIEW 1563-L
BAYVIEW 8570-Y

MEMBER
VANCOUVER INSURANCE AGENTS' ASSOCIATION
VANCOUVER REAL ESTATE EXCHANGE

AGENT:
THE GUARDIAN INSURANCE CO.
OF CANADA
SECURITY \$50,000,000

908 ROGERS BUILDING
470 GRANVILLE STREET

Vancouver, B.C.
May 12, 1942.

The Custodian,
Royal Bank Building,
Vancouver, B.C.,

Dear Sir:

I enclose herewith a letter from Mr. Tadayoshi Naruse asking that I be appointed his agent in the handling of his house at 837 East Cordova Street in this city.

This man was born here and I have known him all his life, having transacted business with his father during all that time.

As I expect the family will be leaving the house within the next week or two, will you please advise me as soon as possible as to whether I will be appointed agent for the property so that I can take the necessary steps to protect the property and have the house rented again without undue delay.

I may say that I specialise in the management of property and would appreciate it if my name could be entered on your list of agents. I have been in this business in Vancouver since 1910 and am a member of Vancouver Real Estate Exchange.

Yours very truly,

W. K. Labron

9065

June 3rd, 1942.

W. Kenneth Labron, Esq.,
908 Rogers Building,
Vancouver, B.C.

Dear Sir:-

re NARUSE, Tadavoshi

In connection with your letter of May 12th we note the information given us regarding the previous business connection which you have had with the above. We also have the declaration signed by Mr. Naruse in which he requests permission for you to continue the handling of this property. On reference to his registration form this matter is also referred to.

In view of the above we have no objection to the arrangement being continued for the time being. We presume that Mr. Naruse is still here and occupying his property. Upon his evacuation please advise us the arrangements which you are able to make and let us have a copy of any lease arrangements.

Our present policy is for rentals to be remitted to us in full each month, less the usual collection charges, and payment of taxes, etc. will be made from this office out of available funds.

We may say that we recently communicated with Messrs. Ker & Ker regarding the handling of this property but we will contact them again and ask them to withdraw from this particular case.

Yours truly,

R.P.Alexander
Assistant Manager

FOS:EB.

September 10th, 1942.

I have examined the house known as 857 East Cordova Street in the City of Vancouver, and I agree to rent the same from the 12th day of September, 1942, at a rental of Twenty (\$20.00) Dollars per month, on a monthly tenancy, and to pay the rent in advance on the 12th day of each and every month during my tenancy, at the office of W. Kenneth Labron, 917 Rogers Building, Vancouver, B.C., or at any other place that may be designated by him.

I undertake to care for the property, and to leave the premises in as good condition as when handed over to me, making reasonable allowance for wear and tear.

I agree that the premises will be used only as a private family dwelling and that no business will be carried on that will be a nuisance on the premises. No part of the premises will be sublet without the consent of the owner or his agent.

I hereby state that I am the owner of the household furniture to be used on the premises.

I agree to report to the landlord or his agent any leaks that may occur in the plumbing or any damage that may be done to the house at any time.

signed - "A. J. Payne"

9065

November 5, 1942

Mr. Tadayoshi NARUSE
Registration No. 11229
Griffin Lake, B. C.

Dear Sir:

In your registration form of May 14th you declared that Mr. Kenneth Labron would look after any personal property left. This gentleman has now sent us a key to a shed at the rear of your house at 857 East Cordova and says that he understands there are some of your personal effects stored therein. Your house is rented to Mr. Payne, who has no access to this shed.

If this is satisfactory to you, we will do nothing further for the time being, but if you consider any fire insurance should be taken out on these effects, please let us know what value you consider they should be insured for.

Yours truly,

H. F. Green
Protection Department

HPG:NDE

File No: 9065

November 27th, 1942

MEMO - Mr. Spain

Re: NARUSE, Tadayoshi

Please note my letters of November 5th and 22nd. I suggest you keep the duplicate copy of this memorandum as a reminder to check these articles when more urgent things permit.

HFG:IF

noted

Dec 3rd '42

*Shed at back containing to
chattels and found to
be safe and satisfactory storage*

Rev. W. Spain

MEMORANDUM

January 26, 1943

To: File No. 9065
From: F. T. Williams

Re: Tadayoshi NARUSE
Registration No. 11229

Referring to our letters of November 5th and 27th, 1942, to the above and to our memo dated November 27, 1942, it appears that chattels stated by the declarant to be left in care of Kenneth Labron, 908 Rogers Building, Vancouver, are stored in the rear shed at 557 East Cordova Street, Vancouver, and are the property of Mr. Genkuro NARUSE, father of the above. (See the letter from Mr. Genkuro NARUSE dated December 26th, 1942 in File No. 2183.)

FTW:NDE
FTW

9121
2183
9065

April 19th, 1944

Miss Kimi HARUSE,
Reg. No. 01592,
Tashme, B. C.

Dear Madam:-

We hear from Mr. Labron that you wish some effects sent to you from your former residence at 857 E. Cordova Street. Reference to your deceased father's file shows that there are some things stored in the wood shed of 857 E. Cordova. Your father said in his letter of October 25th, 1942 that these were owned by his son, Tadayoshi Haruse, but in a later letter (December 26th, 1942) claimed that they were his property.

As both you and your brother are in Tashme you should go to your Supervisor and secure his assistance in making out a Custodian Release Form. When we know the articles requested, we will know whether shipment can be made, in which connection it may be necessary to secure the permission of the Official Administrator of your father's estate.

Yours truly,

H. F. Green
Protection Department

*x On re-reading letter 25/10/42 on 2183 I consider
Green's intent to claim these things as his
in the first place.*

HFG:12

MEMORANDUM

File Nos.: 9121
2183
9065

MAY 1st, 1944

To: Mr. Spain

From: Mr. Green

Re: BARUSE, Kimi
BARUSE, Genkuro
BARUSE, Tadayoshi

Miss Kimi Baruse has asked Mr. Lebron to ship some things from 857 E. Cordova but before he does this, she would like to know just what is there. I see from Mr. Logan's report of November 4th, 1942 on file 2183, that it would be impossible to check the contents of the woodshed without removing them. Correspondence on file 9065 under dates of October 1st, 1943, and November 5th, 1942, indicates that we have the key to this shed.

Would you have a look at this at your convenience -- no special urgency -- and advise me if there is any possibility of an inventory being made without a lot of handling? You will see from mine of April 19th, 1944, on all three files that we must be careful about making shipment as there is a possibility that the things belong to the deceased father.

SPG:IF

MEMORANDUM

Files: 9121✓
2183
9065

May 3, 1944.

To: Mr. Green

From: Mr. Spain

Re: NARUSE, Kiri
NARUSE, Genkuro
NARUSE, Tadayoshi
Your memorandum of May 1st

An examination of the attic and shed reveals little of value here. The shed is congested to the door and an inventory is impossible without emptying the place. I could see little to justify freight expenses and surely the memories of the combined NARUSE family would remember if they left anything worth claiming and shipping.

The attic, a difficult, dark place to investigate appears to contain principally sealers, old pictures, kitchen chairs, books and junk, and this description would seem to apply to the locked woodshed, key for which is in this office. I would suggest that the family authorize the agent Mr. Labron to ship whatever in his opinion is worth shipping and to abandon the balance.

GBS/pls

no. 12. by air

N.B.

N. B. Two trunks

1 property of Hirohiko Shimakawa 297
1 " Junnosuke Takemoto 12793

9121
2183
9065

May 6th, 1944.

Miss Kimi MARUSE,
Reg. No. 01592,
Tashme, B. C.

Dear Madam:-

Thank you for your letter of April 25th asking for a list of things stored in the attic and wood shed of 85 E. Cordova as everything there would not be worth shipping. Our records show that without moving everything, it would be impossible to make a list. Our representative could not, however, see anything of value.

Under these circumstances, we do not think that anything can be done for the time being especially as it appears likely that most of this property is your father's. If there were any items of a purely personal nature which you urgently need, we have no doubt that with the help of Mr. Labron, we could extract these. Otherwise, we think the whole matter had better wait until administration of your father's estate has been completed. Our records show that this was under way in November last year but we are not sure whether this has been finalized.

Yours truly,

H. F. Green
Protection Department

HFG:IP

MEMORANDUM

File Nos. 9065
2183
9121

September 9th, 1944

TO: Mr. Wilson
FROM: Mr. H. P. Green

Re: Catalogue No. 89
857 East Cordova

Tenant: Mr. Payne
Purchaser: Mr. Boyko

Please refer to Mr. Spain's memo of May 3rd, 1944 and my letter of April 19th. Now that these premises are in course of sale, the contents will have to be removed and if you agree, please send the files to Mr. Spain. I am asking Mr. Spain particularly to note that the contents of this house were claimed by the deceased father, Genkuro HANUSH, and therefore should not be sold. Anything of value should be moved to 992 Powell Street, carefully inventoried and set out in such a manner as to be easily inspected by the Official Administrator or his representative. When this is done, I can doubtless get permission to sell them at auction.

I am also asking Mr. Spain to note that the two trunks, one each belonging to files 297 and 12793, are stored here and should be kept separate when the moving is undertaken.

HFG/MHO

File

MEMORANDUM

Files: 9065

~~2185~~

~~9221~~

September 30, 1944.

To: Mr. Green

From: Mr. Spain

Re: Catalogue Number 89
857 East Cordova St.
Genkuro NARUSE (Dec'd)

Chattels as per your memorandum of September 9th have been moved to 992 Warehouse where they are prepared for inspection by the official administrator of the estate.

As the chattels are spread out and occupying space needed for other purposes, it is to be hoped the administrator will make a prompt decision regarding the disposal of these articles.

GBS/pls

no. 4 Spain

2121
9121
9065

File 1000

October 3rd, 1944.

Mr. Samuel Alfred Moore,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:-

Re: Genkuro HANUKE (Deceased)

Further to recent correspondence and the writer's telephone conversation with you, we have to advise that the belongings of the above decedent have been removed from 857 East Cordova to our warehouse at 992 Powell where they have been spread out for your inspection. We should be very much obliged if you could see your way clear to inspect these in the very near future and decide whether you will remove them for disposal or authorize us to do so at one of our auctions which are frequently held. Would you please telephone our Mr. Spain, Pacific 6131, any day between 8:30 and 9:00 a.m. or if this is inconvenient, our Mr. Wills at Hastings 2334 any time during business hours for an appointment to view these goods.

Yours truly,

H. E. Green
Protection Department

HFG:IF

MEMORANDUM

File Nos.: 9065
9121
2183

Nov. 2nd, 1944.

To: FILES

From: Mr. Green

Re: 857 E. Cordova St.
Catalogue No. 89

As instructed by memorandum of September 9th, the contents of this house were moved to 992 Powell Street and set out for the inspection of the Official Administrator. They were all removed by him as per receipt on file 2183 before an inventory could be made and we have, therefore, no record of what was taken. Mr. Wills reports, however, that the effects here were some of the poorest that he has yet met with.

HFG:IF

File No 9065

Dayoshi Naruse
Dahome, D.C.

Jan 15, 1945

Mr. George Peters
Administration Department

Dear Sir:

Received your letter of Jan 4th concerning the sale of property on 857 E. Cordova St. Please inform me what had become of our things (family photographs, carpenter tools, etc) stored in the attic and the woodshed of this property. Please issue us a permit to go to Vancouver and clear up things. Since I left everything in her care while I was sent to road camp. I would like to take her along with me. The register number of K. Naruse 01592.

Yours truly
G. Naruse Reg. #11229

9065 & 2163

January 18, 1945

Mr. Tadayoshi NARUSE,
Reg. No. 11229,
Tashme, B. C.

Dear Sir:

We are in receipt of your letter of January 15th in regard to the chattels at 857 E. Cordova Street. From our records it appears that all the chattels in this place were the property of your father, Genkuro NARUSE, Deceased, and arrangements were made with W. Kenneth Labron, whom you appointed to look after your personal effects, to turn these over to the Official Administrator.

Our investigator reports that these articles were of little or no value. We regret that we are unable to recommend to the B. C. Security Commission that you be given a permit to come to Vancouver.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

MEMORANDUM

File Nos. 2183
9121

TO: Mrs. McArthur
FROM: Mr. G. B. Spain

RE: Genkuro NARUSE (Deceased)
Kimi NARUSE

Mr. W. Kenneth Labron called at this office today and informed me that he had received a communication from Miss Kimi NARUSE requesting him to dispose of certain personal property in his possession, i.e.,

- 1 Good stove
3 Boxes (contents unknown)*

has offered \$65.00 for this. Kimi NARUSE will advise.
** Shipped by Mr. Labron to TACOMA at request of Welfare Dept.*

She requests that the stove be sold (Mr. Labron would like to purchase it), and the three boxes to be shipped to her. Review of the file reveals:

1. Her father, Genkuro Naruse, is deceased.
2. Chattels already discovered and were delivered to the official administrator, Samuel Moore.
3. Mr. Moore has not informed us regarding the liquidation of the estate.
4. These chattels now disclosed, were not registered and exact ownership cannot be determined, but from the file record, I have no doubt they belonged to Genkuro NARUSE, deceased.
5. In my opinion these articles should be removed to our warehouse and set out for inspection and disposal by the official administrator. It is possible the estate is not yet closed, in which event these articles may be in time for inclusion.
6. As other Japanese appear to have left chattels at this address, items which we were unable to discover at the time of removal, I think Miss NARUSE might be requested to identify the contents of the boxes.
7. Further contacts with Mr. W. Kenneth Labron and Mr. Samuel Moore might elucidate some of the questions that naturally arise in this connection.

Mr. W. Kenneth Labron's address is - 827 Rogers Bldg.-PA 8442.

GBS:LEW

14/1/46. Mr. Labron sending in check for \$65.00. Transaction no. 4. by [unclear] approved by Mr. Moore, official Administrator.

*Aug 8/45 Spain, Please
Mr. Labron go with
Rose Mr. Labron if necessary
also this Moore if necessary
Mr. Moore*
August 4, 1945.
*not 28/45 -
No reply yet
will phone me*

9065

REGISTERED.

December 31st, 1946

Mr. Tadayoshi HARUSE,
Reg. No. 11229,
c/o Don Nilsson, Esq.,
Raymond, Alberta.

Dear Sir:-

We have brought forward your file for review and for examination of your affairs that have come under the control of the Custodian to enable us to prepare a brief report to you in respect to same.

It is noted that your principal asset was your property at 857 East Cordova Street, which was looked after by Mr. Kenneth Labron, Agent, at your request. This arrangement continued until the property was sold on August 14th, 1944. In due course you were advised of this and later the following statements were forwarded to you on January 4, 1945:-

1. General Statement,
2. Statement of sale of 857 East Cordova St., the net proceeds as shown being included in General Statement.

The General Statement showed the rents collected and credited to your account on our books and also showed the disbursements to you and in your behalf. The Chattels which you stated were in the shed, at the rear, were dealt with as belonging to your father, and were turned over to the Official Administrator of his Estate.

We are enclosing our cheque for \$1089.17 as shown by the above Statement. This represents the total amount to your credit on our books at the present time.

In the foregoing and in previous letters, reports and statements it would appear that we have accounted for your interests that have come under our control and shall be obliged if you will confirm same when acknowledging this letter and the attached cheque.

For your convenience in replying we are enclosing a self addressed envelope.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRE/DD.
Encs. 2.

2183, 15473, 9065

July 22, 1947.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Estate of Genkuro Naruse, Deceased.
Your reference No. 3400B

In reply to your letter of April 19, 1947, in which you request the present addresses of the heirs of the above estate, we attach hereto a list giving this information. The Custodian will have no objection to funds from the Estate of Genkuro Naruse, Deceased, being paid direct to the heirs but would appreciate receiving the usual statement of receipts and disbursements, together with copies of your letters remitting the funds to the beneficiaries.

According to our records, the deceased had a third son, Kenji, who died on June 15, 1941, at the age of twenty-one years. At the time of his death this son was single. The account of Kenji Naruse in this office was credited with the sum of \$3.81, being refund of 1½ wage deduction received for his credit from the Provincial Government. As Kenji Naruse predeceased his father, and was single at the time of his death, we have transferred this sum to the account of the Estate of Genkuro Naruse, deceased, in this office, and Custodian cheque in this amount is enclosed herewith.

We still have in Custodian storage two small cameras of very little value belonging to the deceased, one, a Fiftieth Anniversary Kodak box camera and the other, a #2 Brownie, Model B, box camera. Would you please advise us whether you will have any objection to these cameras being shipped to Tadayoshi Naruse, eldest son of the deceased, who has requested that they be forwarded to him.

Yours very truly,

For
A. G. McArthur,
Office of the Custodian.

/AC
Enc. cheque \$3.81
list.

August 18, 1947.

Mr. Tadayoshi Haruse,
Registration No. 11229,
c/o Mr. David M. Hall,
Taber, Alberta.

Dear Sir:

Re: Estate of Genkuro HARUSE, Deceased.

In accordance with your request and with the approval of the Official Administrator, Mr. Samuel A. Moore, we are today forwarding you, under separate cover, two box cameras which belonged to your late father, Genkuro Haruse. If these cameras are not received by you within a reasonable time, please advise us.

The radio which belonged to your father, about which you also enquired, was sold at auction and the funds derived therefrom were credited to his account in this office and form part of the assets of the estate of Genkuro Haruse, which is now being administered by Mr. Moore.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/AC

File No. 9065
Reg. No. 11229

Tadayoshi NARUSE

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 Oct. 28-	Balance as statement rendered		1089.17	1089.17
1946 Dec. 31-	Cheque to you	1089.17		
		<u>\$1089.17</u>	<u>1089.17</u>	<u>NIL</u>

File No. 9065
Reg. No. 11229

Teikowashi MASHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 30	Water to 31st December	\$ 7.00		
December 11	Rents collected - 2 months @ \$20.00 Commission	3.00	60.00	
1943 March 17	Water rates	7.00		
June 29	1943 taxes	39.99		
August 5	Land Registry Office - Certificate of Encumbrance	1.00		
September 16	Cheque to you	100.00		
October 15	Water rates	7.00		
October 26	Cheque to you	50.00		
November 25	Cheque to you	30.00		
December 29	Cheque to you Rents collected - 12 months @ \$20.00 Commission	30.00 12.00	240.00	
1944 January 26	Cheque to you	30.00		
March 31	Water rates	7.00		
June 27	1944 taxes 3 Cheques to you (Apr., May & June @ \$15.00)	40.32 45.00		
August 10	Rents collected - 8 months @ \$20.00 Commission Fire Insurance premium	8.00 8.25 7.00	160.00	
August 14	Water Balance rents to date (Nett)		1.84	
October 28	Credit re sale of Property Cheque to you	50.00	1,109.89	
		<u>\$ 147.00</u>	<u>\$1,571.73</u>	<u>CN \$1,059.17</u>

File No. 9065
Ref. No. 11229

Tadayoshi NARUSE

<u>Date</u>		<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Oct. 28-	Balance as statement rendered			
1946	Dec. 31-	Cheque to you			
			1089.17		
				1089.17	1089.17
			\$ 1089.17	1089.17	NIL

Defence Brief
Tadayoshi NARUSE
File No. 9065
Case No. 538

LETHBRIDGE
6 August 1948

REAL PROPERTY CLAIM
(All claims shown are Gross)

Lot 28 Block 50 - 857 East Cordova St., Vancouver

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$2200.	\$1100.	\$1150.

Witness: Appraisers - J.R. Reid & Co.

Appraisers (Reid & Co.) report -

A 6 room house of wood exterior, no basement. Property in fair condition.

2 Tenders were received for this property, one of \$1100. and one of \$1150., the latter tender being accepted.

Claimant stated that he left everything in respect to this property in the hands of Mr. Kenneth Le Brand, Rogers Building, Vancouver.

It is submitted that this property was sold for its fair value and the claimant has no just claim against Custodian.

BMP/mw

420/month rent
Jan 4/50
My Commission
no special award

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
August 6th, 1948.

IN THE MATTER OF THE CLAIM OF
TADAYOSHI MARUSE.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. KICE, Esq., K.C.,

appearing for the
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

2
T. Naruse,
In Chief.

THE SECRETARY: Case No. 536, Tadayoshi Naruse.

TADAYOSHI NARUSE, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Naruse, you have a claim with respect to a
dwelling house in the City of New Westminster?

A Yes.

10 Q And it was described as Lot 28 of Block No. 50
in the Sub Division of District Lot 161, Group 1,
New Westminster District?

A Yes.

Q And I think the street number was 857 East Cordova
Street? A: Yes.

Q Now with respect to your claim, I want to show you
this form (indicating). Will you look at it,
please?

A Yes.

Q Have you read it or had it read over to you?

20 A Yes.

Q And have you signed it? A: Yes.

Q And are the particulars contained in that form
true and correct? A: Yes.

Q I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: Now in addition to the improvements
which you have shown in that form, I believe there
was some other improvement you did, something about
30 a door, wasn't there?

T. Naruse,
In Chief.

A Yes, I installed glass doors between the dining room and living room.

Q And when was that done?

A Right after I purchased it.

Q And roughly what did that improvement cost you?

A I am afraid I have no idea of the cost because at that time I was out working elsewhere and my father was looking after this for me.

10 THE SUB-COMMISSIONER: When did he say that he installed it?

MR. HUCKVALE: Right after he purchased it and the date of purchase was August 5th, 1941.

THE SUB-COMMISSIONER: Oh yes.

MR. HUCKVALE: Q: I show you this document. Is that the deed of purchase of that land?

A Yes.

MR. HUCKVALE: I will tender that, sir. It simply proves the purchase price.

(DEED MARKED EXHIBIT NO. 2).

20 MR. RICH: How much is the price?

MR. HUCKVALE: A thousand dollars cash.

Q Did you insure this house, Mr. Naruse?

A No, I did not.

Q Did anybody insure it for you?

A My father may have insured it; I don't know.

Q Well I want to show you that letter and ask you to look at that.
A: I have forgotten.

30 Q Well did you receive that letter from the Office of the Custodian?
A: Well, as

it is here I must have received it but I don't remember.

MR. HUCKVALE: I will show it to my learned friend and perhaps he will recognize it.

MR. RICE: Yes.

MR. HUCKVALE: I will tender that. It shows that after evacuation the house was insured for \$1500.00 by the Custodian.

Q Will you answer Mr. Rice, please.

10 (LETTER MARKED EXHIBIT NO. 3).

MR. RICE: I submit, your Honour, that this property was sold at its fair value and the claimant has no just claim against the Custodian.

CROSS-EXAMINATION BY MR. RICE:

Q I show you a photograph of a dwelling. Is that your dwelling? A: Yes.

Q The one that you evacuated?

A Yes.

20 Q That is your dwelling located at 857 Cordova Street, Vancouver, B.C.?

A Yes.

MR. RICE: I tender this, your Honour, as an exhibit. (PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. RICE: I also wish to tender an analysis of the claim showing the appraisal of \$1100.00 and two tenders made for the property, one for \$1100.00 and another \$1150.00 for which sum it was sold.

(ANALYSIS MARKED EXHIBIT NO. 5).

30 MR. RICE: I also wish to tender a letter of J.R. Reid

T. Naruse,
Cross-Exam.

A Company, real estate agents in Vancouver, who say that the value of the property is \$1100.00.

(LETTER MARKED EXHIBIT NO. 6).

Q You had the property insured when you left there, had you?

A: I was working elsewhere and I left all these kind of things to my father so at the time of evacuation I just came back very temporarily and was soon moved out again so that I don't remember.

10 Q You don't know whether your father had it insured or not then?

A: No, I am not sure.

Q He never told you that he was carrying insurance. Is that your signature on that document, the J.P. Form?

A: Yes.

20 Q I notice this states under "insurance" Kenneth Le Brand, 908 Rogers Building, Vancouver, B.C., and it gives particulars of insurance carried on the property and then you go on and say that Kenneth Le Brand has the particulars. What did you mean by that when you signed the statement?

A I left most of the details of the property with Kenneth Le Brand and at that time I probably gave him these particulars but I have forgotten now.

Q I see, and you probably told Le Brand to insure and pay the taxes for you, did you?

A Yes, I left everything to him.

Q You left everything to him?

30 A Yes.

6
T. Naruse,
Cross-Exam.

Q You left everything with respect to this property
to Le Brand? A: Yes.

Q So that this insurance that was placed by the
Custodian was just a continuation of the insurance
that was placed by Le Brand, is that it?

A I can't say anything definite about that.

Q You can't? A: Yes.

Q All right.

MR. HUCKVALE: That is all I have, thank you.

10 THE SUB-COMMISSIONER: That is all, thank you,
Mr. Naruse.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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


S.R. HOWARD
OFFICIAL REPORTER.