

9348

REAL ESTATE

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: MARUNO, Haruko

HOME ADDRESS: 504 Alexander St., Vancouver, B.C.

REGISTRATION NUMBER 05654 SEX: Female AGE: 21

OCCUPATION: Office Clerk

(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: Union Fish Co., 469 Powell St., Vancouver, B.C.

MARRIED? No

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: Located at 461 Powell St., Vanc. B.C.

City of Vancouver, B.C. - Lot 20, Blk. 41. D.L. 196,

Title number unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 rooms - frame dwelling, 2 storey.

Woodshed.

3. INSURANCE (Give particulars; state where policies are) Amount unknown - New England

Fire Ins. Vanc. B.C. - Pol. no. unknown, expiring Jan. 1945.

4. TAXES (Amount and where payable) \$69.18 payable to City of Vancouver, B.C./

1941 taxes paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Kerr. & Kerr Co., Howe St., Vanc. B.C.

handle leasing of above property. - rent collected \$30.00

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

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

9. IF FARM LAND STATE CROPS SOWN. None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. Occupies one room at 504 Alexander St.,

Vancouver, B.C.

2. LANDLORD'S NAME AND ADDRESS. Sister - Mrs H. Martine, same as above

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

Monthly rental \$25.00 for board and lodging.

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.

None

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

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

CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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)
\$50.00 Victory Bond 1941 issue, in owner's possession.

8. BANK ACCOUNTS: Savings Acct. Bank of Montreal, Main & Hast. Vanc. B.C.
Approx. \$150.00

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: --

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 16th day of May 1942.

B. McArthur
Witness

(Signature) *Harold Francis*

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date September 4, 1945.

Full Name ASHIKAWA, Haruko (Mrs. Shigemichi)
(Surname in Block Letters)

Registration No. 05654

Male - ^xFemale
(check)

Age April 25, 1921

Former Address 504 Alexander Street,

Vancouver, B. C.

Date Evacuated June 8, 1942

Naturalized - ^xCanadian-Born - National
(check)

Present Address 185¹/₂ Beverley Street,

Toronto, Ontario

^x
Married - Single
(check)

Name of Wife _____

Name of Husband Shigemichi #09062

Nee
Name of Mother ONISHI, Yoshiye (Dec'd)

Name of Father MARUNO, Kichitaro (Deceased)

Names of Children under 16 _____

Our File No. 9348

Registered with Custodian Yes
(yes or no)

Requested By _____

Additional Information Office Clerk - Married since evacuation.

Listed in our cards as Haruko MARUNO

8

REAL ESTATE

MEMO

June 12/45.

SOLD

Catalogue No. 200

File No. 9348

MARUNO, Haruko (Miss)

Reg. No. 05654

Civic Address:

461-463 Powell Street,
Vancouver, B.C.

Legal Description:

Lot 20, Blk.41, D.L. 196,
Gp. 1, N.W.D., Plan 196.

Classification:

2 storey store building-Store front
(used as living room) rooms at rear,
& also above, woodshed at rear.

Registered in the name of: Haruko MARUNO, Spinster.

State of Title: Clear.

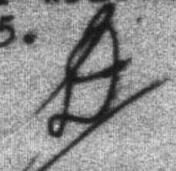
Sold to Luey Gan Jang for \$1,000.00 Cash.
Adjustments made as Sept. 11/44, making net to
Vendor, Haruko MARUNO, of \$963.01. Amount credited
to account of Haruko MARUNO Jan. 12/45.

Certificate of Title #112808-L. to above property
delivered to L.R. Maddaford Jan. 16/45 under written
authority of Luey Gan Jang of Jan. 10/45. Adjustments
completed.

No chattels involved.

NOTE:

Fire Insurance Policy No. 6251570 -
New England Fire Insurance Co. assigned to Luey
Gan Jang and delivered to L.R. Maddaford, Jan. 16/45,
under written authority of Luey Gan Jang of Jan.
10/45.


-----0o0-----

Catalogue No. 200.

File No. 9348

MARUNO, Haruko (Miss)

Reg. No. 05654

Civic Address: 461-463 Powell Street.

Legal Description: Lot 20, Blk. 41, D.L. 196,
Gp. 1, N.W.D., Plan 196.

Classification: 2 storey store building- Store front
(used as living room), rooms at rear,
& also above, woodshed at rear.

1943

Sept. 20th
Dec. 29th
Dec. 29th

Letter from Ker & Ker re rental arrangement.
Memo to file re Claims (Nil)
Memo to file re Chattels (Nil)

REG.
NO.

05654

NAME

MARUMO, Haruko

FILE
NO.

9348

COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

New England Fire
Insurance Company

6251570

\$1300.

Jan.

7

1945

Transferred to New Owner - Jan. 7/1/1945
Lot 20, Blk. 41, D. L. 196,
461-463 Powell St.
Vancouver, B. C.

CLAIMS SUMMARY

File 9348

July 27th, 1945.

Re:- (Miss) Haruko MARUO
Reg. No. 05654

This file reveals no claim either for
or against the above person.

Certified correct

B.R. Dusenbury
Administration Department.

July 27th, 1945.

File No. 9348

as
June 12/45

Re: CLAIMS

(Miss) Haruko MARUMO

Reg. No. 05654

No Claims on file as at this date.



File No. 9348

as
June 12/45

MEMORANDUM

Re:- (Miss) Haruko MARUNO
Reg. No. 05654

Re:- Chattels

No personal effects or Household furniture
are indicated on this file.



A handwritten signature, possibly 'S', is written over a horizontal line.

File No. 9348

December 29th, 1943

MEMORANDUM

Re: Miss Haruko MARUNO

Re - Chattels.

This party in her "JP" form did
not declare any personal effects or house-
hold furniture.

GDM/GH

File No. 9348

December 29th, 1943

CLAIMS

There are NO claims on file as at
this date.

ODM/GH

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Miss Haruko Maruno

File No. 9348

Reinsured
BC

Reg. No.

05654

Company Mutual Life

Agency

Policy No. 566140

Premium - \$ 50.09

Payable: Annually, Semi-annually or monthly

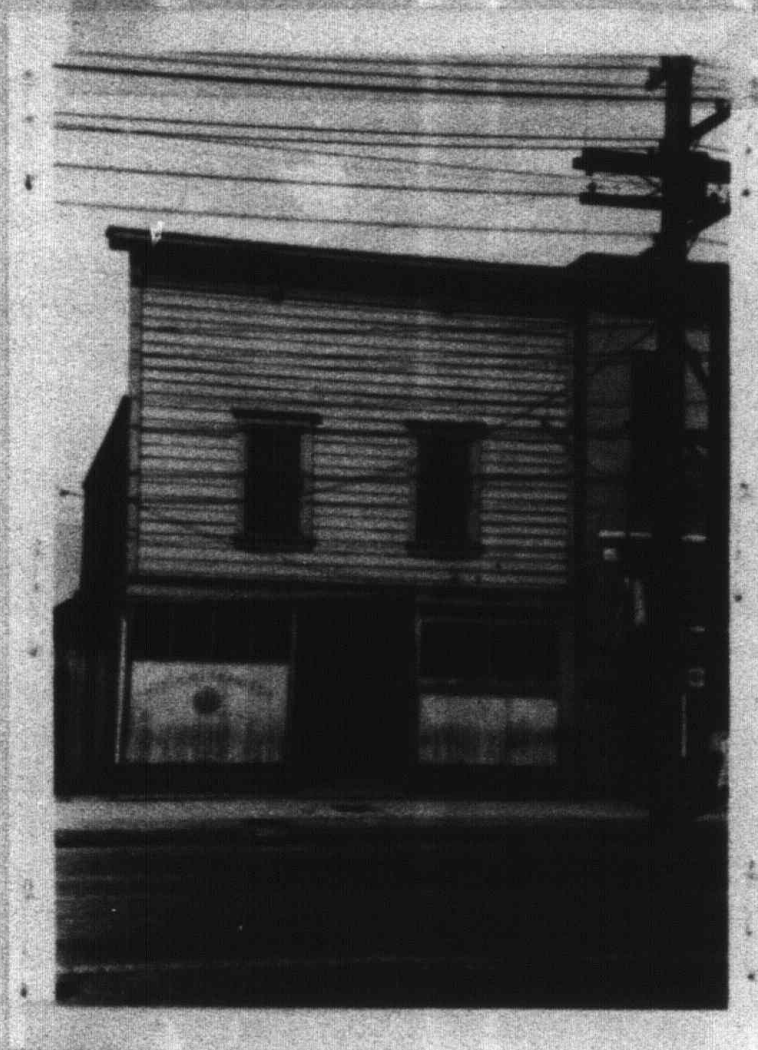
Month April Day 2

REMARKS:

m

Letter sent 10/9/48

MARUNO, Haruko
Evac. File #9348
461-463 Powell St., Vancouver, B. C.



Picture Taken April 8, 1943

File No. 9348

as
June 12/45

MEMORANDUM

Re:- (Miss) Haruko MARUNO
Reg. No. 05654

Re:- Chattels

No personal effects or Household furniture
are indicated on this file.



File Number 9348

Registration Number 05654

MARUNO, HARUKO

504 Alexander Street, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

461 Powell Street, Vancouver, B. C.
Lot 20, Block 41, D.L. 196, Group 1,
New Westminster District.

OWNERSHIP:

MARUNO, HARUKO (Miss)

BUILDING:

This is a very old store property with two storeys on the front of same and one storey, sheds, etc. at the rear. The front part of the store is used as a living-room, off that is kitchen and two bedrooms; going further to the rear there are two old store rooms, a Japanese bath, woodsheds, etc. Upstairs there are three bedrooms. There is no heating plant, no basement. The premises are literally falling down.

LAND:

The size of the Lot is 25 x 122.

TAXES:

No arrears.
1942 taxes, gross \$71.99, rebate \$2.81, nett \$69.18. *Mr. Rand*

ASSESSMENT:

Assessment of Land	\$ 1000.00
Assessment of Building	700.00
Total Assessed Value	\$ 1700.00

INSURANCE:

We discussed the Insurance with Miss Maruno and she advised that the Insurance Policies were locked up in a safety deposit box in the Bank. We note from the J.P. Form that she stated that there is a New England Fire Insurance Policy on the premises expiring some time in 1945. Miss Maruno stated that she would obtain the Insurance Policy covering these premises and forward it to this Office. Upon receipt of same we will advise you of the exact standing of the coverage.

FINANCIAL POSITION:

Miss Maruno advised that the property is clear title which is in accordance with the information as shown on the J.P. Form. She states that the Certificate of Title is in her name and is locked up in a safety deposit box in the Bank.

Regarding her personal financial position, she states that same is as contained on your Form.

REMARKS:

These premises are occupied at the present time by a Japanese family, named Amemori, who have been paying their rent to Miss Maruno, namely \$30.00 per month, which is in our opinion ample for the premises. They have not paid the rent for the period from May 10th to June 9th and when question about this matter by the writer became quite hostile, stating that the man in the family, who had been sent to a Government Camp, had been there for over three months and they had received no money from him or from the Government and therefore were unable to pay any rent. We informed them that

any rent they did pay would have to be paid to this Office. We think it very unlikely that we will be able to collect any rent from the present tenant and presume they will be evacuated in the near future.

RECOMMENDATIONS:

Upon the evacuation of the present Japanese family occupying these premises we will endeavor to rent same for a store of some sort. We are not optimistic in this connection; we feel that the only portion of the premises which is habitable is the front. It might be possible to rent the front section for a store with living quarters above. The rear section of the building should actually be torn down and destroyed. We, as you are aware, were appointed Agents to look after these premises by Miss Maruno prior to receiving instructions from your Department.

If it meets with your approval, on the vacating of these premises by the present occupant, we will put up a "For Rent" sign and endeavor to rent the property on behalf of the Office of the Custodian.

THE RENTAL VALUE:

In our opinion it would be impossible to set a rental valuation on these premises.

THE SALE VALUE:

The sale value of this property in its present condition would probably be \$1200.00 gross.

This property was inspected on May 26th 1942 by the writer.

KER & KER LTD.

Per

Alan H. Ker.

ALL CORRESPONDENCE TO BE
ADDRESSED—

THE COMMISSIONER,
R. C. M. POLICE,
OTTAWA

ROYAL CANADIAN MOUNTED POLICE
HEADQUARTERS

IN REPLY PLEASE QUOTE

FILE NO.

OTTAWA,

CANADA

May 21, 1942.

Defense and International Affairs

Dear Madam:

This will acknowledge receipt of your letter dated May 14, 1942 to this office. As the radio in question is now in possession of the Custodian of Enemy Property at Vancouver, B. C., it is suggested that you take this matter up with him at Room 501, Royal Bank Building, Vancouver, B.C.

2. Enclosed you will find your receipt of March 16, 1942 for one Phonola Radio, Serial No. 295645, under the signature of Cst. D.E. McLaren.

Yours very truly,

E. H. Perlson
(E. H. Perlson), Inspector,
Assistant Intelligence Officer.

Miss H. Maruns,
504 Alexander Street,
VANCOUVER, B.C.

Enc. 1.

*we have no radio
under this name.
Letter to Mrs. Askegaard
from Mrs. H. Maruns
July 11/45
JMW*

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Shear
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TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

May 28th 1942.

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

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

*ack
17/6*
Attention Mr. C. L. Drewry

Dear Sir:-

Re: File Number 9348 - Registration Number 05654
MARUNO, HARUKO - 504 Alexander Street.

In reply to letter under date of May 21st 1942 from Mr.
C. L. Drewry, Manager, Department of the Secretary of State, Office of
the Custodian, for a Report on the above, we herewith attach our Report
in duplicate as requested.

If there are any further instructions which you see fit
to give us arising out of the information contained in this Report, we
would be pleased to receive them at your earliest convenience.

We enclose our Statement in duplicate, covering the cost
of this Report.

Yours very truly,

KER & KER LTD.

Per *Alan M. Ker*

ANK.DR
Encl.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 29 1942

9348

June 12th, 1942.

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

Dear Sir:

Re: MARUNO, Haruko.

We duly received your letter of the 28th of May enclosing your report on the property owned by the above at 461 Powell Street.

In view of your adverse report on the condition of this property, it seems to us that Miss Maruno has been very fortunate in receiving Thirty Dollars per month rent. In view of what the present tenants say, we think with you that it is very unlikely that they will be in a position to pay any more rent.

If and when the present Japanese tenants are evacuated and you can rent the premises, please endeavour to do so, advising us of course before any final arrangements are made

Yours truly,

R. P. Alexander,
Assistant Manager.

RM:MMc.
[Signature]

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PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

July 3rd 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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JUL 6 1942

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COMPANY, LIMITED

SCOTTISH METROPOLITAN
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THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. F.G. Shears

Dear Sir:

Re: Your File #9348 - MARUMO, H.

In reply to your request we herewith give you
the following particulars under the above file number.

9348

Marumo, H.

461 Powell Street, Vancouver, B.C.

Mrs. Anemori, Japanese.

Date of occupancy unknown.

\$30.00 per month. Refused to pay rent as husband
has not been paid in work camp. We have already
advised Mr. Alexander in this connection.

Assessment \$1700.

Nett 1942 Taxes \$69.18.

We have no Tax Statement on file and do not know
whether Miss Marumo paid them or not.

hain
Yours very truly,

KER & KER LTD.

Per *Alan N. Ker*

ANK.DR

9348

September 10, 1942.

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

Dear Sirs:

Re: Haruko MARUMO

With reference to the property owned by the above at 461 Powell Street, we shall be glad to know if the Japanese family named Anemori have left the premises, and whether it was possible to collect any rent from them. If they have been evacuated, what are the prospects of renting this place?

We learn that taxes for 1942 have been paid in full.

Yours truly,


P. Douet,
Administration Department.

PD:BT

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OF CANADA

OFFICE OF THE
JAPANESE SECTION
RECEIVED
SEP 17 1942

September 16, 1942.

[Handwritten signature/initials]

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

Dear Sirs: Re: File No. 9346 - MARUNO, Haruko

The writer visited the above premises and found that Mrs. Amemori is occupying the rear of these premises with her family of three. The rent is \$15.00 per month but she is quite unable to pay this rent as she claims her husband is in Camp and also claims she has only enough money to buy food.

The tenant in the front of this property, Wakabayashi, moved to Hastings Park about three weeks ago. The number of the premises in the front is 463 and the number at the rear is 461 Powell Street.

We trust this is the information you require.

Yours very truly,

KER & KER LTD.

Jm Anderson
Rental Manager

JMA:HD

9348

September 18, 1942.

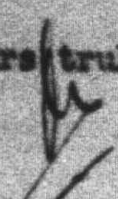
Messrs. Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Haruko MARUMO

We thank you for your letter of the 16th instant, and note it is impossible to collect any rent from Mrs. Amemori. It is anticipated that this family will be evacuated in the near future, and in due course we shall be glad if you will do your best to rent the two houses on this property, which we note are known as 463 and 461 Powell Street.

Yours truly,


P. Dinet,
Administration Department.

PD:BT

C
O for files 1539, 9347, and 9348

P
Y

Box 18, Revelstoke, B. C.

October 22, 1942.

Mr. Andersch,
Ker & Ker Ltd.,
Vancouver, B. C.

Dear Sir:

I have not heard from you as regards to the building on 504 Alexander Street, but I presume it is empty by now.

I have a friend here who would like to run a rooming house and she would like to know the conditions and the rent required for the building. I have already told her that I had suggested thirty-five (\$35.00) dollars to a tenant when I was in Vancouver but now that it is in the hands of the Custodian I could not tell her whether that amount would be correct.

Then, there is the building on 461 Powell Street which would be vacant by now. Were you able to collect any from the tenant? I did not report to the Custodian when leaving town so if they left without payment I would have to do something about it. Of course, this belongs to my sister, so she will take care of it.

Mrs. Harrison wrote me about some pipes that needed repairs and so I would very much appreciate it if you would take care of it right away. She pays her rent regularly, I know, so I would like to have everything in good shape for her.

As for the rent of the above house, could you arrange it with the Custodian to let me have the money because after all, I have to live like everyone. Folds evacuated here with us get a regular monthly report on their property and the rent money which is due to them every month. I should have fixed everything before I left but the time was so short, I could not manage to do so, and so I hope you will try and help me.

Hoping to hear from you soon, I remain,

Yours truly,

(signed) H. Alice Marumo.

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475 HOWE STREET
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OF CANADA

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 30 1942

October 29th, 1942.

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

Dear Sirs:

Re: File No. 9348 - Haruko MARUNO
461 and 463 Powell Street.

Received your letter dated October 24th together
with water bill.

The writer visited the above store today and found
that both the store and living quarters in the rear at the above
house are locked up and the tenants have moved out. We have no
keys for this property and the Japanese who moved left no keys at
our office.

Before considering these premises for rent, we would
suggest that if able to procure the keys, the City Electricians make
their regular inspection. Our reason for suggesting this is that
where the premises require too much repair regarding the electrical
and water lines, it may be better to board up same.

The living quarters in the rear, from what the writer
could see, are extremely dirty as stated in our report to you of
May last.

We are enclosing herewith copy of letter received
from Miss Maruno.

Yours very truly,

KER & KER LTD.

John Anderson
Rental Manager

JMA:ND
Encl.

*Haruko Maruno
file 9347*

*now
noted*

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OFFICE OF THE CUSTODIAN
JAPANESE SECTION
475 HOWE STREET
VANCOUVER, B. C.

RECEIVED
NOV 6 1942

November 5, 1942.

AGENTS
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THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Dear Sirs: Re: File No. 9348 - Haruko MARINO
 461 and 463 Powell Street.

With regard to the above premises, we enclose here-
with letter covering arrangements made with Mr. Joe Priest
to rent these premises.

The writer contacted the City Electrician who stated
to Mr. Priest that the electric wiring was quite Okay with
the exception of one or two small items which Mr. Priest
will repair at his own expense.

We would recommend that this tenancy be confirmed
so that Mr. Priest can get busy at fixing these premises
for himself and family.

Yours very truly,

KER & KER LTD.

J. M. Indurson
Rental Manager

JMA:HD
Encl.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

NOV 6 1942

November 2, 1942.

Mr. Joe Priest
1226 East 6th Avenue
Vancouver, B. C.

Dear Mr. Priest: Re: 421 and 423 Small Street.

Further to our conversation, it is our understanding that you will rent the above premises including the store and the rooms behind, at a monthly rental of \$25.00, rents to be due and payable on the 15th day of each and every month.

In consideration of this rent being \$25.00 per month instead of a higher figure, it is understood that you will take care of all desired decoration and interior fixing, repair of light wiring, and generally cleaning up the premises and property.

It is understood that this cleaning up will be done to the satisfaction of this firm, as Agents for the Custodian.

If you should wish to occupy the store as a dwelling, it is understood that you will conform in this regard to the By-Laws of the City of Vancouver.

In the event that you wish to vacate these premises, it is understood that you will give to this firm as Agents for the Custodian, the regular thirty days notice from the due date of rent.

It is also understood that during the final month of your tenancy you will allow this firm to show prospective tenants these premises for rent.

If this letter covers your understanding of these arrangements which we discussed verbally, would you kindly sign the enclosed copy of this letter and keep the original for your own information.

Yours very truly,

MR & MRS LTD.

JMA:ED

Rental Manager

9348

November 6th, 1942:

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

Dear Sirs:

Re: Haruko MARUMO

We thank you for your letter of yesterday's date regarding the property of the above at 461/3 Powell Street, and confirm the tenancy you have arranged with Mr. J. Priest to rent these premises at \$25.00 per month.

Kindly remit rent to this office each month, less your usual commission as with the other Japanese properties you are handling for us.

Yours truly,

P. Douet,
Administration Department.

PD:BT

HEALTH DEPARTMENT

STEWART MURRAY
M.D.
MEDICAL HEALTH OFFICER

OFFICE OF THE COMMISSIONER
JAPANESE SECTION
RECEIVED
NOV 23 1942



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Nov. 18th, 1942.

R. P. Aldexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Re: 463 Powell St.,
Owner - Haruko Marimo

The above premises, at present occupied by one family, has been inspected and found to be in a filthy condition.

The sheds contain refuse and tubs of decayed matter. The premises are rat infested, indicating the necessity of rat-proofing and trapping.

Apparently some plumbing fixtures have been removed and the connection to the sewer left open.

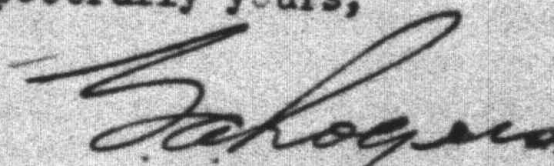
The sink in the rear is in poor condition and the backboards are rotten and should be renewed.

The Japanese bath at the rear must be removed and the connection to the sewer sealed.

These premises are only suitable for one family.

Will you give the necessary orders re the plumbing, cleaning up and rat-proofing?

Respectfully yours,



CHIEF SANITARY INSPECTOR.

CAR:EM

Mulson
aut to Gibson

not seen
by me
until 22/1/47
Hb

9348

27th November, 1942.

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

Dear Sirs:-

Re: Haruko MARUNO

With reference to property belonging to the
above named and located at 504 Alexander Street, Vancouver.

In referring to your report on this property sent
to us on May 28th last, you advised that there was at that time
a New England Fire Insurance Policy expiring in 1945, and that
Miss Maruno intended to obtain the policy and send it to you,
upon receipt of which you were to give us detail of the coverage.

I see nothing on file to indicate that this has been
done yet and would be pleased to receive any further information
that you may have, and if possible the policy itself or a copy of
it for our files.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

9348

November 28, 1942

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

Dear Sirs:

Re: MARUNO, Haruko

Enclosed find a copy of a letter we have received from the Health Department in connection with the premises at 463 Powell Street. As these premises are rented for \$25.00 per month, we would ask you to kindly comply with the City's requirements as far as possible, taking into consideration the rental money that you have on hand, as you are aware, the Custodian has no money to spend on these premises.

Yours truly,

G. D. Milson
Administration Department

ODM/GH

Enc.

KER & KER LIMITED

475 Howe Street
Vancouver, B.C.

November 30th, 1942.

C
O
P
Y

Mr. Joe Priest,
461 Powell Street,
Vancouver, B. C.

Dear Sir:-

Re: 461-3 Powell Street

As you know, we rented you the above premises on the understanding that you would do all the work necessary at your own expense to bring this property up to the standard demanded by the City Hall.

We therefore enclose herewith list from the City Hall demanding that the work contained therein be done.

We would like to hear from you immediately this work has been completed so that we may report to the City Hall.

Yours very truly,

KER & KER LTD.

(Signed) "J.M. Anderson"

Rental Manager.

JMA:HD

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475 HOWE STREET
VANCOUVER, B. C.

Dec. 1st 1942.

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THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. S.M. Gibson

Dear Sirs:-

Re: File No. 9348 - MARUNO, Haruko
504 Alexander Street

In reply to your letter to us of November 27th 1942 in connection with the insurance on the above property, this is to advise you that we have on file in this office New England Fire Insurance Policy #6251651 in the amount of \$8,000, expiring February 25th 1945 covering 504 Alexander Street.

However, we wish to point out that 504 Alexander Street is the property of Masaaki Maruno, Your File #1539.

Haruko Maruno is the owner of 461 Powell Street, Your File #9348. This property is covered by New England Fire Insurance Policy #6251570 in the amount of \$1300 on the dwelling, expiring January 7th 1945.

As you are aware we are compiling all of the Fire Insurance Policies covering Japanese properties and have practically completed our report in this regard. We trust that we will be in a position to turn all of these policies over to you in the near future in a manner satisfactory to you.

Prior to doing so the writer will call and discuss the matter personally with your Mr. Gibson.

Yours very truly,

KER & KER LTD.

Per. Alan N. Aker / R.

ANK.DR

HEALTH DEPARTMENT

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



OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 15 1942

Pears
Haruko MARUNO
TELEPHONE FAIRMONT 2711
9348

VANCOUVER, B. C.

Dec. 14th, 1942.

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Re: 461-3 Powell Street

Mr. Priest became a tenant of the above premises and accepted responsibility of complying with our requirements, as per the attached copy of a letter from the agents.

He was actually unable to comply with these requirements and has vacated, a new tenant having taken over. There is no agreement between them and the agents, but the letter was turned over to them by Mr. Priest.

We therefore find the premises occupied by a second party, without any improvements nor a guarantee of this work being carried out.

The agents apparently are reluctant to do the necessary work and we cannot order a tenant to do it.

I have therefore found it necessary to placard vacant premises until such work as is necessary is done, in order to prevent a repetition of the foregoing.

This Department is willing to co-operate in these matters but feels that agreements with tenants are not sufficient when that tenant vacates without carrying out such provisions.

I will appreciate hearing from you on this case.

Respectfully yours,

*With info
understand from
agent that
new tenant is making
necessary repairs
suggest
ask them to check
in few days*
GAR:EM
Haruko
CHIEF SANITARY INSPECTOR.

9348.

December 21, 1942.

Mr. G. A. Rogers,
Chief Sanitary Inspector,
City Hall,
Vancouver, B. C.

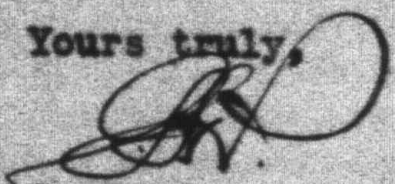
Dear Sir:

Re: Haruko MARUNO, Reg. #05654.
461-3 Powell Street

In reply to your letter of December 14th regarding the premises at 461-463 Powell Street, we are advised by our agent that the tenant is making the necessary repairs and we would ask you to kindly make another inspection of this property in a few days time and if the premises are still under the required standards, kindly advise us.

Thanking you for your co-operation in this matter, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

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LOANS

EVACUATION SECTION

Rec'd JAN 28 1943
INSURANCE

Ans. *[Signature]*
Reference *[Signature]*

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OF CANADA

January 27th, 1943.

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

Dear Sirs:

Re: File No. 9348 - Haruko MARUNO
461 Powell Street

We acknowledge receipt of your letter dated
January 25th, 1943.

After this house was vacated by Mr. Priest it
was taken over by Mr. Blanchard who has since that
date done considerable work on the premises. ✓

The writer has again asked Mr. Rogers to have
this house examined in the light of his letter to
you. It is our opinion that he will O.K. these
premises as the writer examined them personally some
three weeks ago.

Yours very truly,

KER & KER LTD.

J. M. Anderson
Rental Manager

JMA:HD

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THE CASUALTY COMPANY
OF CANADA

February 16th, 1943.

EVACUATION SECTION	
Rec'd	FEB 17 1943
File No.	9348
Ans.	
Referred	Amel

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

Dear Sirs:

Re: File No. 9348 - Haruko MARINO
461 Powell Street

As you are aware Mr. E. Blanchard has occupied the above premises since the beginning of December and has spent considerable time and money on same.

We would refer to your letter of November 28th last wherein we were asked to bring this property up to the City requirements as far as possible when arranging for a tenancy. Mr. Joe Priest who was the tenant in this property found this was far too great a task and took the first opportunity of moving out of the premises.

We are, therefore, allowing Mr. Blanchard the sum of \$12.50 from the present month's rent towards plumbing repairs which we asked him to do on our behalf.

He has at his own expense taken care of all other items in this property.

Yours very truly,

KER & KER LTD.

Jm Lindstrom
Rental Manager

JMA:HD

WJ
WJ
OK
M
C

9348

February 20, 1943.

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

Dear Sirs:

Re: Haruko MARUNO,
461 Powell St.

We thank you for yours of the 16th instant,
and confirm that it is quite in order to allow Mr. Blanchard
the amount of \$12.50 to go towards the cost of plumbing
repairs, which you arranged that he should do.

We are glad to note that the above appears
to be a suitable tenant, in view of the work he has put
in on the house.

Yours truly,

P. Douet,
Administration Department.

PD:BT

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OF CANADA

March 18th, 1943.

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

EVACUATION SECTION	
Rec'd	MAR 19 1943
File No.	
Ans.	<i>JM</i>
Referred	<i>Mulson</i>

Dear Sirs:

Re: File No. 9348 - MARINO, Haruko
461 Powell St.

We are in receipt of notice from Mr. E. Blanchard dated March 15th, 1943 to the effect that he will be moving from the premises on April 15th, 1943.

As you know, the City continue to make demands regarding the electrical work, plumbing, etc., which the tenants will not assume.

When Mr. Blanchard moves from the premises, therefore, we suggest that they be left vacant until some definite arrangement can be made regarding the bringing of same up to the standards required by the City authorities.

Yours very truly,

JMA:HD

KER & KER LTD.

John Mulson
Rental Manager

9348

March 22, 1943.

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

Dear Sirs:

Re: #461 Powell Street,
Haruko MARUNO

We received your letter of March 18th
advising us that the tenant at 461 Powell Street
was vacating as at April 15th.

We agree with your recommendation that
the place be left vacant until definite arrange-
ments can be made to bring the property up to
the standard required by the City.

Yours truly,

G. D. Milson,
Administration Department.

GDM/MFP

HEALTH DEPARTMENT

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



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

April 19th, 1943.

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	APR 20 1943
File No.	
Ans.	<i>Ans.</i>
Referred	<i>Milson</i>

Attention Mr. Milson

Dear Sir:-

Re: 463 Powell Street,
Owner - Haruko Marimo.

File No. 9348

This property, to date has been occupied by various persons, some of whom had apparently intended placing the premises in a condition satisfactory to this Department.

So far, no permanent satisfaction has been found in this arrangement. At present there is one person living in the rear of the premises.

This is to advise you that the above-mentioned premises have been placarded as unfit for habitation and must remain vacant until the requirements of the Provincial and City By-laws are complied with.

A copy of this letter is being sent to the agents, Ker & Ker.

Yours truly,

GAR:EM

CHIEF SANITARY INSPECTOR.

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TELEPHONE:
PACIFIC 3241-3242-3243

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OF CANADA

April 21st, 1943.

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

EVACUATION SECTION	
Rec'd	APR 22 1943
File No.	
Ans.	<i>Ans.</i>
Referred	<i>Thulson</i>

Dear Sirs:

Re: File No. 9348 - MARUNO, Haruko
461-3 Powell Street

We acknowledge receipt of copy of letter from
the City of Vancouver, Health Office, re the above property.

If you have any further instructions regarding
this property we shall be pleased to hear from you.

Yours very truly,

KER & KER LTD.

Jm Henderson

Rental Manager

JMA:HD

9348

July 20, 1943

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

Dear Sirs:

Re: MARUHO, Haruko

Yesterday the City Health Inspector called at this office and reported that the premises at 461-63 Powell Street had been left in a deplorable state by the last tenant. The ashes, garbage and papers, etc. still on the premises are causing very insanitary conditions.

The Inspector also stated that the house was open to the public and recommended that it be boarded up.

We would appreciate if you would kindly look into the above matters.

Yours truly,

W. J. Johnston
Administration Department

WJJ/GH

9348

July 26th, 1943

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

Dear Sirs:

Re: MAHINO, Haruko

Referring to our recent letter in regard to the insanitary condition of the premises at 461-3 Powell Street, as there is only a balance of \$7.07 to this party's credit we will only authorize an expenditure up to that amount.

Before proceeding further, will you kindly give us an estimate of the cost of boarding the place up and doing any other necessary work.

Yours truly,

W. J. Johnston
Administration Department

WJJ/GH

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475 HOWE STREET
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July 31st, 1943.

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THE CASUALTY COMPANY
OF CANADA

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

DATE	AUG 4 1943
FILE NO.	9348
Ans.	
Referred	<i>Johnston</i>

Dear Sir: Re: 461 Powell Street, File #9348
Maruno, Haruko.

According to your instructions, the work of
cleaning up the above building has been completed.

We, therefore, enclose bill and would ask
you to make out cheque direct to Stewart & Phillips.

Yours very truly,

KER & KER LIMITED

Per-

Jm Anderson

JMA.BH
Enc.

9348

August 5, 1943.

Stewart & Phillips, Ltd.,
1590 Robson Street,
Vancouver, B. C.

Dear Sirs:

Re: 461-3 Powell Street

Enclosed please find our cheque in the amount of \$5.00 in payment of cleaning up the above mentioned premises as per statement attached, which kindly receipt and return in due course.

Yours truly,

G. D. Milson
Administration Department

GDM/ms
ENCL.

REAL ESTATE • RENTALS



EVACUATION SECTION

INSURANCE

Rec'd SEP 21 1943

File No.

KER & KER
LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Sept. 20th 1943.

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PACIFIC 3241-3242-3243

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

Attention Mr. G.D. Wilson

Dear Sirs:-

Re: 461 Powell Street - MARUNO, Haruko
File #9348

Following our conversation of today's date Mr. Joe Czank will rent the above property as from October 1st 1943 at a monthly rental of \$25.00, plus water.

Mr. Czank has agreed to rent these premises on the understanding that all repairs and decoration are to be taken care of at his own expense. It is also understood by Mr. Czank that the owners will not be called upon to spend any monies on this property other than they so desire.

It has also been made clear to Mr. Czank that he will occupy these premises subject to the By-laws of the City of Vancouver and to the Regulations of the Wartime Prices and Trade Board.

We have collected from Mr. Czank the rent to the end of October.

Yours very truly,

KER & KER LTD.

Per.

G.D. Wilson

Rental Manager

JMA:DR

P.S. Would appreciate acknowledgment.
Jma

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KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

September 27th, 1943.

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

Dear Sir:

Re: MARUNO, Haruko
461-3 Powell St.

EVACUATION SECTION	
Rec'd	SEP 28 1943
File No.	9348
Ans.	<i>for</i>
Referred	<i>Milson</i>

We have received your letter dated September 23rd for which we thank you. We as agents, and on behalf of you, are allowing Mr. Czank to occupy these premises as on October 1st, 1943.

We have on our files a notice from the Vancouver City Hall saying that the premises are now O.K. for a one family dwelling.

You also have our letter dated September 20th showing we have already collected the rental for October.

Yours truly,

KER & KER LIMITED

Per-

J. M. Rudman
RENTAL MANAGER.

JMA.BH

9348

October 1st, 1943

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

Dear Sirs:

Re: MARUNO, Haruko
461-3 Powell St.

We are pleased to note that the premises at 461-3 Powell Street have been passed by the City as O.K. for a one family dwelling, and also note that you have rented the property to Mr. Czank from October 1st at \$25.00 per month plus water, and that you have collected one month's rent.

Enclosed please find scavenging and water bills from the City of Vancouver in connection with this property, which we would kindly ask you to pay.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

HEALTH DEPARTMENT

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



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Oct. 6th, 1943.

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

Attention Mr. Milsom

Dear Sirs:-

Re: 461-63 Powell Street

This is to advise that the present tenant,
Joe Zenk, has made the necessary alterations to comply
with the requirements of this Department.

The premises at present are only suitable
for one family.

Yours truly,

A large, stylized handwritten signature in dark ink, likely belonging to the Chief Sanitary Inspector.

GAR:EM

CHIEF SANITARY INSPECTOR.

9348

MA

34

9347, 9348 & 1539

November 24th, 1943

Miss Hinaye A. MARUMO,
Reg. No. 01047,
P. O. Box 18,
Revelstoke, B. C.

Dear Madam:

Re: 504 Alexander Street,
461 Powell Street &
2275 McGill Street.

Referring to your letter of October 7th addressed to Mr. Anderson of Messrs. Ker & Ker Ltd., enclosed find statements of the accounts covering the property at 504 Alexander Street, 461-6 Powell Street and 2275 McGill Street.

As you are aware, we have had considerable difficulty with the premises at 504 Alexander Street. The City have condemned the electrical wiring and we have received an estimate of \$275.00 to do this work. In addition, the Health Department have demanded an extra bath and repairs to the plumbing and that gas vent pipes be installed in all the rooms at an estimated cost of \$317.50, making a total cost altogether of \$592.50 to bring the building up to the standard of the City so that it may be occupied as a rooming house. As you are aware, we have no money to do this work.

As you will see by the statement under File No. 1539, we have 320.72 credit in this account, but we have not paid the taxes amounting to \$217.00 as we were in the position of being called upon to either have these premises repaired or have the place condemned by the City. We would appreciate your comments as to the best policy to be pursued and if you would be able to advance the additional funds to have this work done. This property is rented at \$40.00 per month.

In regard to the property at 463 Powell Street, this place was condemned by the City as unfit for habitation but we found a tenant who would go in and make the repairs

(Over)

TELEPHONE: PACIFIC 6553

ESTABLISHED 1900

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TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM

254 EAST HASTINGS STREET.

VANCOUVER, B. C.

August 21st 1944.
'one day nearer victory'

F.G. Shears, Esq.,
Custodian Enemy Alien Property
506 Royal Bank Building,
City.

Gentlemen:

Re Catalogue No. 200
461-63 Powell St.

In the behalf of our client Mr.
Luey Gan Jang we hand you herewith his cheque
for \$100.00 being 10% deposit on his offer
of \$1000.00 cash for the above property.

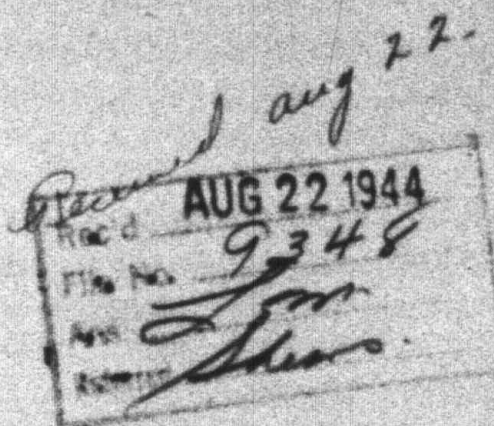
Yours very truly,

P.C. GIBBENS & CO. LTD.

PER: *L.R. Maddaford*

IRM:s

L.R. Maddaford.



Established Over A Quarter Of A Century

9348

August 22nd, 1944

The Advisory Committee on
Japanese Properties in Greater Vancouver,
315 Royal Bank Building,
Vancouver, B.C.

Re: Catalogue No. 200
461-463 Powell Street

Dear Sirs:

The above property is assessed for \$1700.00,
the appraisal by Mr. Reeve was \$1000.00, and your Committee has
approved this price as an acceptable minimum.

We have not received any previous offers on
this particular property, but are now in receipt of an offer from
Messrs. P. C. Gibbons & Co. Limited, on behalf of their client,
Mr. Lucy Gan Jang, for the sum of \$1000.00.

We are prepared to recommend this for
acceptance.

Yours truly,

FOS/MHG

F. G. Shears,
Director.

9348

August 29, 1941.

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

Dear Sirs:

Re: Catalogue No. 200
461-63 Powell Street
20/11/196

Your letter of August 21st, enclosing cheque for \$100.00 and offer to purchase the above property for the sum of \$1,000.00 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, \$900.00.

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

TELEPHONE: PACIFIC 6553

ESTABLISHED 1906

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM.
254 EAST HASTINGS STREET.

VANCOUVER, B. C.

September 7th 1944.

Rec'd	SEP 8 1944
File No.	9348
Ans.	Peters
Referred	

F. G. Shears, Esq., Director,
Office of the Custodian,
506 Royal Bank Bldg.,
City.

Gentlemen:

RE: Catalogue No. 200
461-63 Powell Street.

Reverting to yours of the 29th ultimo
we now have pleasure in handing you herewith our
client's cheque for \$900.00 being the balance
of the purchase price herein.

The purchaser's name is Luey Gan Jang
151 E. Hastings St., (Proprietor) who is a Chinese.
and not a British subject.

Restaurateur
Yours very truly,

P.C.GIBBENS & CO. LTD.

PER: *L.R. Madaford*

LRM.S

L.R. Madaford

Deposit of \$100 received

Established Over A Quarter Of A Century

SEP 8 1944
Deposited \$900.00
ES.

9348

September 11, 1944.

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

Dear Sirs:

Re: Catalogue No. 200
461-63 Powell Street
20/41/196

This will acknowledge receipt of your letter of September 7th in which you enclosed your certified cheque for \$900.00. We have now received \$1,000.00 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 Lucy Gan Jang, Restaurateur, of 151 East Hastings Street, Vancouver, B. C., Chinese.

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. C. Shears,
Director.

GP:EB

9342

September 13, 1944

Miss Haruko MARUMO,
Reg. No. 05654,
Revelstoke, B.C.

Dear Madam

Re: Catalogue No. 200,
461-63 Powell Street,
20/41/196.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, Title No. 71628-L Indef. covering this land.

Yours truly,

George Peters,
Administration Department.

AGE:AS

9348

September 14, 1944.

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

Dear Sirs:

Re: Catalogue No. 200,
461-63 Powell Street,
20/41/196.

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of Messrs. P. C. Gibbons & Co. Ltd., 254 E. Hastings Street, Vancouver, the effective date of which should be September 11, 1944.

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

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

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

Yours truly,

George Peters,
Administration Department.

GP:AS

EVACUATION SECTION

Rec'd

OCT 12 1944

File No.

9348

Ans.

Referred

[Signature]

[Signature]

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

Dear Sir:

Enclosed herewith is the title to the
property on 463 Powell Street, owned by Haruko
Maruno, as requested in your recent letter.

Yours truly,

Miss Haruko Maruno, *Reg. #05654*

per *H. A. Maruno*

Reg. #01047

Encl. 1. Reg.

**CANADIAN DEPARTMENT
GORDON E. FINDLAY
MANAGER
480 ST. JOHN ST., MONTREAL**

NEW ENGLAND FIRE INSURANCE COMPANY
SPRINGFIELD, MASSACHUSETTS

REED, PHIPPS & DAVIES LTD
838 WEST HASTINGS STREET
VANCOUVER, B. C.



TELEPHONE:
MARINE 1245

EVACUATION SECTION
NOV 1 1954
Rec'd
File No. 9348
Adm. [Signature]
Referral [Signature]

November 13th, 1944.

Mr. S. M. Gibson,
Office of the Custodian,
675 West Hastings Street,
VANCOUVER, B.C.

Dear Sir: Re: New England Policy #6251570 - Your File
9348

As requested by you in your letter of the 7th instant, we return herewith the above-captioned policy together with Transfer & Consent Form which has been consented to by us.

Yours very truly,

REED, PHIPPS & DAVIES LTD.

R
Encl.

Insurance Dept.

9348

November 21, 1944.

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

Dear Sirs:

Re: Catalogue No. 200
461-63 Powell Street
Vancouver/20/11/196

The enclosed letter has been returned to this office for better direction. 151 East Hastings Street is the only address we have on our file for Mr. Lucy Gan Jang and would appreciate your being good enough to forward this letter to Mr. Lucy Gan Jang at your earliest convenience.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

REAL ESTATE • RENTALS



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

EVACUATION SECTION
DEC 7 1944
Rec'd
File No. *Gibson*
Ans.
Referred *9348-7034*

December 6, 1944.

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

Dear Sirs:

This is to advise you that the following policies
will expire during the month of January, next:

New England Fire Policy # 6251570 - \$1300.00 - \$1200.
on dwelling and \$100. on garage, on property at 461
Powell Street, H. Maruno, File 9348. Expires January 7th.

Sentinel Insurance Co. Policy # 82551 - \$3100. - \$2100.
dwelling and \$1000. furniture, 1075 West 8th Avenue,
K. Mitsui, File 7034. Expires January 18, 1945.

Please let us have your instructions regarding
the renewals of the above at your early convenience, and oblige,

Yours very truly,

KER & KER LIMITED,

C. W. Macdonald

Insurance Department.

*Received
Ker & Ker
Property sold*

Catalogue No. 200
File No. 9348
461-63 Powell Street, Vancouver
20/11/196

January 5, 1945.

LEHY GAN JANG
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 11, 1945)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
<u>Amount of rent collected</u>		
September 11th to September 30th - 19/30 x \$23.75		15.04
October, November, December, 1944 and January 1945 - 4 months @ \$23.75		95.00
Registration fees on deed - \$1,000.00	6.00	
Insurance premium - 10.9% x \$42.44	4.63	
Purchaser's proportion of 1944 taxes - 111/365 x \$65.36	19.88	
Balance owing to purchaser	79.53	
	<u>\$1,110.04</u>	<u>\$1,110.04</u>

BALANCE OWING TO PURCHASER \$79.53

9348

January 9, 1945.

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

Dear Sirs:

Re: Catalogue No. 200
461-63 Powell Street
20/41/136

Title to the above described property has now been received in the name of Lucy Gan Jung, 151 East Hastings Street, and is ready for delivery. Relevant insurance policy which has been assigned to the new owner is also ready for delivery.

Adjustments as of September 11th, 1944, as shown on the enclosed sheet, have been calculated and a balance of \$79.53 appears to the credit of the purchaser.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchaser to attend in order that statement of adjustments may be approved and certain releases signed by him prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Lucy Gan Jung

9348

January 9, 1945.

Messrs. Kar & Kar, Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 200
461-63 Powell Street
20/1/46

Please be informed that adjustment calculations on sale of the above property count rent as being paid to January 31st, 1945. Rents which may be received by you for any period after January 31st should not be remitted to this office but sent direct to the new owner of this property, Mr. Lucy Gan Jang, c/o P. C. Gibbens & Co. Ltd., 254 East Hastings Street.

Yours truly,

George Peters,
Administration Department.

GP:ED

9348

January 9, 1926.

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

Dear Sirs:

Re: Catalogue No. 200
461-63 Powell Street
20/11/196

Sale of property catalogued as No. 200 is being completed
by delivery of title to the purchaser, Mr. Lucy Gan Jang, 151 East Hastings
Street. We enclose commission cheque for \$50.00 representing 5% of the
sale price payable to your order.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

FIRST NATIONAL INSURANCE
Company of America

TELEPHONE PACIFIC 6553

HEAD OFFICE FOR CANADA
VANCOUVER, B. C.



P. C. Gibbens & Co. Ltd.

Real Estate - Insurance - Rentals - Loans

254 East Hastings Street

VANCOUVER, B. C.

January 10th, 1945.

Office of the Custodian,
506 Royal Bank Building,
City.

atten. Mr. Geo. Peters.

Gentlemen:

Your file 9348 - Catalogue No. 200
461-63 Powell St. 21-41-196

Adverting to your letter to me of the
9th inst, kindly deliver to my agent, Mr. L. R.
Maddaford, of P. C. Gibbens & Co., Ltd., the Cer-
tificate of Title, fire insurance policies, and
your cheque for \$79.53 being the amount due to me
as shown on your accompanying statement.

This is your certificate of authority
for delivering same to Mr. Maddaford who is hereby
authorized to approve and execute any releases as
may be necessary.

Yours very truly,

Lucy Gon Long

Catalogue No. 200
File No. 9348
461-63 Powell Street
Vancouver/20/41/196

Receipt of Certificate of Title No. 112808-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 New England Fire Insurance Company policy No. 6251570 which has been assigned to me.

Receipt is also acknowledged of cheque for \$79.53 representing closing of adjustments on sale of 461-63 Powell Street to me.

Dated at Vancouver, B. C., this 16 day of Jan 1945

Robert Ford

Catalogue No. 200
File No. 9348

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

Dear Sirs:-

Re: 461-63 Powell Street, Vancouver

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

Yours faithfully,

L. H. Macfarlane Signed

9348

February 2, 1945

Miss Haruko MARUHO,
Reg. No. 05654,
Revelstoke, B. C.

Dear Madam:

Re: Catalogue No. 200
461-63 Powell Street.
20/41/196.

Please be informed that the above property has been sold as of September 11, 1944 for the sum of \$1000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH
Enc.

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Name: MARUWO, Haruko

Catalogue No: 200

File No: 9348

Street Address: 461-63 Powell

Reg. 05654

Legal Description: 20/41/196

Date of Sale and Adjustments Sept. 11/44

Sale Price \$ 1000.00

Real Estate Agent's Commission \$ 50.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~~~Unpaid vendor~~~~Mortgages~~~~Amounts of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 4.63

Taxes 19.88

Water

61.50\$ 1024.51

Net Proceeds credited to your account

963.01

Date: February 1, 1945

Compiled by: George Peters

File No. 9243
Reg. No. 05654

Bank Statement

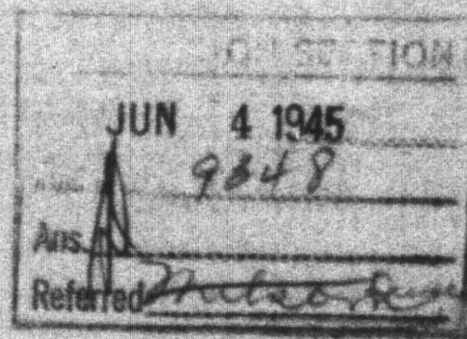
Date	Particulars	Debit	Credit	Balance
1943 August 3	Balance as per statement sent		\$ 2.07	
December 16	Rents collected - 2 months \$25.00 each Less disbursements	21.70	50.00	
1944 June 27	1944 taxes	65.36		
August 31	Rents collected - 9 months @ \$25.00 Less disbursements	48.35	225.00	
September 11	Balance rents to date (nett)		8.71	
	Credit re Sale of Property		963.01	
		<u>135.41</u>	<u>1,248.79</u>	

GR \$ 1,113.38

185 1/2 Beverly Street
Toronto, Ontario

May 21st, 1945

Department of the Secretary of State
Office of the Custodian
500 Royal Bank Bldg.
Hastings & Granville
Vancouver, B.C.



Attention: Mr. S. L. Milson

Dear Sir:-

Re. File No. 9348

Thank you for your letter of
February 2nd and also the general
statement of my account on
Catalogue No. 200.

I would appreciate it if
you would forward me the
net proceeds of \$63.01 indicated
on the statement.

Thanking you,

Yours truly,
Mrs. Haruko Dorothy Ashikawa
(nee) Mrs. Haruko Maeno
Reg. No. 05654.1

(MRS. HARUKO ASHIKAWA)

9348

July 11, 1945.

Mrs. Haruko ASHIKAWA,
Reg. No. 05654,
185¹/₂ Beverley Street,
Toronto, Ontario.

Dear Madam:

On May 21, 1942, the Royal Canadian Mounted Police wrote you in regard to a radio, Phonola, Serial No. 295645, about which you had apparently inquired.

This letter is the only intimation we have that you had an interest in a radio. As all radios have either been shipped to their owners or sold at auction, we would be pleased if you would let us know if you were the owner of a radio that was surrendered to the police. If so, please advise the name of the person who surrendered this radio on your behalf.

If we do not hear from you, we shall assume that you have no interest in any radio that was surrendered to the RCMP.

Yours truly,

F. Matheson,
Specified Articles Department.

The **MUTUAL LIFE**

Assurance Co. of Canada

H. C. WEBBER, C. L. U.

BRANCH MANAGER

INTERIOR B. C. & YUKON TERRITORY

EVACUATION SECTION

Rec'd JUL 21 1945

No. 9348

Ans. 402 PENDER STREET WEST.

VANCOUVER, B. C.

July 20th, 1945.

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

Dear Sirs:

- Re: Policy #566,140 - Mrs. Shigemichi Ashikawa -
formerly Miss Haruko Maruno

Registration No. 05654, Your File No. 9348

The above policyholder has made application
to us for cash surrender settlement under her policy. The
present cash value along with refund of future premiums
amounts to \$787.76.

Before sending our cheque to the assured, we
would like to have your consent to the settlement.

Yours very truly,

W. Marshall
ASS'T BRANCH SECRETARY.

WVM:JD

The **MUTUAL LIFE**
Assurance Co. of Canada

H. C. WEBBER, C. L. U.
BRANCH MANAGER
INTERIOR B. C. & YUKON TERRITORY

402 PENDER STREET WEST
VANCOUVER, B. C.

July 25th, 1945.

EVACUATION SECTION

2054 JUL 26 1945

9348

Assurance Co. of Canada

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

Dear Sirs:

- Re: Policy #566,140 - Mrs. S. Ashikawa -
formerly Miss Haruko Maruno
Registration No. 05654, Your File No. 9348

In accordance with your letter of July 23rd
we enclose herewith the Company's cheque for \$787.76 in
settlement of the present cash surrender value, annual
dividend and refund of future premiums under the above
policy.

Kindly forward this cheque to Mrs. Ashikawa
at 185 $\frac{1}{2}$ Beverley Street, Toronto 2B, Ontario.

Yours very truly,

W. Marshall
ASS'T BRANCH SECRETARY.

WVM:JD
Encl.

185 1/2 Beverley Street
Toronto, Ontario

July 20th, 1945

Dept. of the Secretary of State
Office of Immigration
Specified Articles Department
Vancouver, B. C.
Attention: Mr. T. Matheson

EVACUATION SECTION	
20	AUG 1 1945
File No.	
Age	
Refugee	McKinnon

Dear Sir:

Re: File No. 9348

In reference to your letter of July 11th
regarding a Phonola Radio, Ser. No. 295645,
the owner of is my husband, Mr. Shige-
michi Nakikawa. After he surrendered
the radio to the police he gave me
his permission to possess it if the
police release the radio. At that time
I was not married to him.

We are interested in having our
radio back and would appreciate
it if you would let us know the
cost and other details regarding it.
before you ship it to us as we may not
be able to afford the expense. In that
case, we will advise you immediately.

Thanking you,

Yours truly,
(Reg. No. 05659) Mrs. Dorothy Nakikawa

9248
3199

August 1, 1945.

Mrs. Dorothy Haruko ASHIKAWA,
Registration No. 05654,
185¹/₂ Beverley St.,
TORONTO, Ont.

Dear Madam:

Replying to your letter of July 20th, I would advise
that the Phonola Radio, Serial No. 295645, belonging to Mr.
Ashikawa, was sold at auction on Dec. 20, 1943. The net proceeds
from the sale of the radio amounted to \$14.38.

Yours truly,

F. Matheson
Specified Articles Department

Per

LEM:

185 1/2 Beverly Street
Toronto, Ontario
August 10, 1945

Mr. S. T. Matheson
Dept. of the Secretary of State
Office of Custodian
Specified Article Department
Ottawa, B. C.

EVACUATION SECTION	
Rec'd	AUG 20 1945
File No.	9348, 3199
Ans.	
Referred	Matheson

Dear Sir:-

Re: File 9348, 3199.

In your letter of August 1st, inst. you advised me of the sale of Mrs. Ashikawa's Chronola Radio, Ser. No. 295645 and from the sale, the net proceeds of \$14.³⁸ is due to her.

We would appreciate it if you will forward the above amount at your convenience.

Thanking you.

Yours truly,

Mrs. Dorothy S. Ashikawa

3199/9348

September 4, 1945.

Mr. & Mrs. Saigenichi ASHIKAWA,
Reg. No. 09062 & 09654,
1853 Beverley Street,
Toronto, Ontario.

Dear Sir & Madam:

We are in receipt of letter from Mrs. Ashikawa,
dated August 10th, asking that the funds derived from the sale
of the radio surrendered by Mr. Ashikawa be remitted.

As a claim has been filed against Mr. Ashikawa
by the David Spencer Limited for the sum of \$4.60, we will be
unable to send this money until we have heard from you. Would
you please advise if this claim is correct, and if so, authorize
payment from the funds we are holding to your credit. If the
claim is not correct, please supply evidence that payment in full
of this account has been made.

When this claim has been settled, either by pay-
ment from your account, or by evidence that payment in full had
previously been made by you, we will send the entire amount of
money standing to your credit here to you as you have requested.

*Settled
Sept 17/45*

Yours truly,

F. Matheson,
Specified Articles Department.

*Radio is dead
with on file 3199
GM*