

9586

REAL ESTATE

BUREAU POWELL STREET OFFICE OF THE CUSTODIAN JAPANESE SECTION

FILE NO. 9586

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: KUBO, Kumataro
HOME ADDRESS: 8730 Selkirk St., Vancouver, B. C.
REGISTRATION NUMBER 00438 SEX: Male AGE: 46
OCCUPATION: Factory Worker

(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: B. C. Box Mill, Marpole, B. C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Haru ^{95'85"} *declares no personal property*

ADDRESS OF WIFE OR HUSBAND: 8730 Selkirk St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Miyuki (F) Toshiyuki (M) Shinako (F)
Sumiko (F)

ADDRESS OF CHILDREN: 8730 Selkirk St., Vancouver, B. C.

AGE OF CHILDREN: 14, 11, 8, 6.

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

1. LOCATION AND DESCRIPTION: (1) 8754 Selkirk St., Van, B. C.---Lot 6,
Block C, D.L. 318. ~~Titular~~ Group 1, Plan 1903, New West'r,
District. Title No. 55031-L. (2) 1191 W. 71st, Van, B. C.
City of Vancouver, Subdivision A of Lots 1, 2 & 3, Block "D",
D.L. 318, New West'r, District, Plan 4604. Title No. 31583-L.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1)---8754 Selkirk St.--
4 room frame house, 1 garage. (2)---1191 W. 71,----3 room
frame house, 1 wood shed.

3. INSURANCE (Give particulars; state where policies are) (1)---Liverpool-Manitoba Co.
\$1,000.00. Policy No. 16439. (2)---Liverpool-Manitoba Co.
\$500.00. Policy No. 20639. Both policies in owner's possession.

4. TAXES (Amount and where payable) (1)---\$28.25 per yr. pay. at City Hall, Van, B.C.
1941 taxes paid. (2)---\$32.14 per yr. pay. at City Hall, Van, B. C.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) 1941 taxes paid.

none

6. OCCUPANCY AND LEASES (If vacant so state) (1)---Occupied by Mr. S. Fujita,
at present and when tenant is evacuated, house will be turned into the
hands of Mr. J. W. Fairhall, 1318 SW Marine, Van, B. C. and he will
have the key to house. (2)---Occupied by Mr. Akashi,
at present and when tenant is evacuated, house will be turned into the
hands of Mr. J. W. Fairhall, 1318 SW Marine, Van, B. C. and he will
have the key to house.

*an Ichiyoshi share lived at
this address - the other in law
#9586*

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: 4 room frame house at 8730 Selkirk St.,

Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS: Mr. S. S. Miki, Sugar Beet Farm,

Manitoba. (formerly of Celtic Cannery, Marpole, B. C.)

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

\$9.00 per month paid to end of April, 1942. Rent is free after April.

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:

List of household furniture and gardening tools in owner's possession at 8730 Selkirk St., Vancouver, B. C. and when declarant is

evacuated, it tenant is out of declarant's house at 8754 Selkirk St.

Van, B. C. he will leave all his furniture and tools and other

belongings in his house at 8754 Selkirk, but if tenant is still in

house, he will leave all his goods in present location at 8730 Selkirk

St., Vancouver, B. C.

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: none
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
none
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
none
8. BANK ACCOUNTS: none
9. LIFE INSURANCE: none SEE BACK OF FORM FOR CHILDREN'S
LIFE INSURANCE.
10. INTEREST IN ANY ESTATES OR TRUSTS. none
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none
2. TRADE DEBTS: none

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

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

Dated this 19th day of May 1942.

(Signature) K. J. Kuhn

Witness _____

FOR DEPARTMENTAL USE _____

P.D. 30-11-42

INFORMATION FROM R.C.M.P.

DATE 14-4-43

File No. 9586

Name KUBO, Kumataro
(Surname in Block Letters)

Registration No. 00438

Male - Female
(Check)

Age _____

Former Address 8730 Selkirk St., City

Date, Evacuated 2/9/42

Naturalized - Canadian-Born - National
(Check)

Present Address 3532 Lorne Ave., Montreal, Que.

Married - Single
(Check)

Name of Wife KUBO, Haru #00436

Name of Husband _____

Name of Mother KUBO, Hisa (Dec'd)

Name of Father KUBO, Torichichi

Names of Children under 16 KUBO, Miyaki - 13½ yrs. (F)

" Moses Toshiyuki 10½ yrs. (M) 8730 Selkirk St.

Shinako 7 yrs. (F) Sumiko 4½ yrs. (F)

Requested by AM

Registered with Custodian

yes
(Yes or No)

Additional Information _____

Chattels 8730 Selkirk all moved 6-1-43 1191 W. 71st none declared.

REAL PROPERTY SUMMARY

JAPANESE NAME: Kumataro KUBO Reg. No. 00438 File No. 9586.

CATALOGUE NO: 248.

PROPERTY ADDRESS: 8754 Selkirk Street, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 6, Block "C", District Lot 318, Group 1, N.W.D., Plan 1903.

TITLE: Registered in the name of Kumataro KUBO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 34767, dated August 28th, 1942.

ASSESSED VALUES: Land - \$315.00 Taxes - \$29.43.
Improvements - \$500.00 - Total \$815.00.

CLASSIFICATION: This is an old 4 room dwelling.
The valuator reported October 27th, 1943, as follows:- "This property consists of a very old 4 room bungalow with living room, kitchen and 2 bedrooms. Toilet only. No basement. My valuation is \$600.00. F.A. Cleland".

HISTORY OF ADMINISTRATION: This property was leased by J.W. Fairhall, Rental Agent, as from June 7th, 1942, to H. Barnett on a monthly basis. Consideration - \$7.00 per month payable in advance.
Rents collected - \$231.00, against which were the following charges:-
Plumbing repairs \$33.17
General repairs 13.00
Chimney 5.00
Water Rates 22.65
Commission 12.10 - \$85.92

SOLD: To Charles Davis and Elsie Jane Davis for \$650.00 as at March 6th, 1944.
Approval of Advisory Committee - February 24th, 1944.
Funds released to the credit of Kumataro KUBO as at April 13th, 1944, against which were the following charges: Real Estate Commission - \$32.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50, Vendor's share of 1944 Taxes - \$5.15 and Water Rates - \$2.71 = \$52.86, leaving a net credit of \$597.14 from said transaction.
Adjustments as at March 6th, 1944, to the amount of \$5.63 - Purchaser's share of Unexpired Fire Insurance Premiums, \$7.55 - Purchaser's share of Water Rates = \$13.18, were placed to the credit of Kumataro KUBO's account.
The following Fire Insurance Policies:-
Liverpool-Manitoba Insurance Co., Policy No. 16439 - \$1,000.00

9. LIFE INSURANCE: 1--Miyuki Kubo--Prudential Life. \$260.00.
Policy No. 110,209,659. Beneficiary, father, Kumataro Kubo.
(2) Toshiyuki Kubo--Prudential Life. \$260.00. Policy No.
110,209,658. Beneficiary, father, Kumataro Kubo.
(3) Shinako Kubo--Prudential Life. \$260.00. Policy No.
110,209,656. Beneficiary, father, Kumataro Kubo.
(4) Sumiko Kubo--Prudential Life. \$260.00. Policy No.
110,209,655. Beneficiary, father, Kumataro Kubo.
All policies are in father's (declarant's) possession.

covering

Page 2.

File 9586.

on the dwelling, was allowed to lapse on due date March 27th, 1944. North British & Mercantile Insurance Co., No. 685915 - \$1,000.00, covering on the dwelling, was transferred to Charles Davis and Elsie Jane Davis, March 27th, 1944.

OLD CERTIFICATE OF TITLE

No. 55031-L:

Kumataro Abraham KUBO declared on his JP Form, signed 19th May, 1942 that his Title Documents were in his possession.

Certificate of Title No. 99338-L in the names of Charles Davis and Elsie Jane Davis, was handed to Elsie J. Davis on 11th April, 1944, and her receipt of even date, acknowledging same, is on file.

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

October 10th, 1946.


D. A. CRAMER.

DAC:JS

REAL PROPERTY SUMMARY

JAPANESE NAME: Kumataro KUBO Reg. No. 00438 File No. 9586.

CATALOGUE NO: 422.

PROPERTY ADDRESS: 1191 West 71st Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Subdivision "A", Lots 1, 2 and 3, Block "D", District Lot 318, Group 1, N.W.D., Plan 4604.

TITLE: Registered in the name of Kumataro Abraham KUBO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 34768, dated August 28th, 1942.

ASSESSED VALUES: Land - \$320.00
Improvements - \$250.00 - Total \$570.00. Taxes - \$33.07.

CLASSIFICATION: This is a 1 storey small store and 3 living rooms, built on a 36' x 85½' Lot. The valuator reports August 23rd, 1944, in part: "very old with sills on mud, very badly rotted. Floor sagged all ways. Value for sale - \$400.00".

HISTORY OF ADMINISTRATION: This property was leased by J.W. Fairhall, Rental Agent, as from July 8th, 1942, to K.M. Smith on a monthly basis. Consideration - \$7.00 per month payable in advance.

Rents collected - \$217.00, against which were the following charges:
Water Rates \$27.00
Commission 7.35 - \$34.35

Part of January and February rentals, belonging to the new owner, were collected and were taken into account when the adjustments were made.

SOLD: To Elsie Jane Davis for \$450.00 as at January 2nd, 1945.
Approval of Advisory Committee - December 7th, 1944.

Funds released to the credit of Kumataro KUBO as at March 3rd, 1945, against which were the following charges: Real Estate Commission - \$22.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$2.50 = \$34.00, leaving a net credit of \$416.00 from said transaction

Adjustments as at January 2nd, 1945, to the amount of \$2.92 being Purchaser's share of Unexpired Fire Insurance Premiums and \$5.40 - Purchaser's share of Water Rates - \$8.32, were placed to the credit of Kumataro KUBO'S account.

The following Insurance Policy:-
North British & Mercantile Insurance Co., No. 686113 - \$550.00, covering on the building, was transferred to Elsie Jane Davis, 8th February, 1945.

1945.

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File 9586.

OLD CERTIFICATE OF TITLE

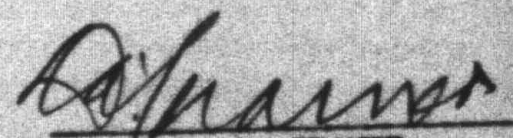
No. 31583-L:

Kumataro Abraham KUBO declared on his JP Form, signed 19th May, 1942, that the Title Documents were in his possession. Mr. George Peters wrote to him on January 2nd, 1945, asking him to send in his Certificate of Title. So far there has been no reply to this letter.

Certificate of Title No. 117848-L in the name of Elsie Jane Davis, was sent to her on 1st March, 1945, and there is an undated receipt signed by her acknowledging same on file, also Post Office Receipt No.23094.

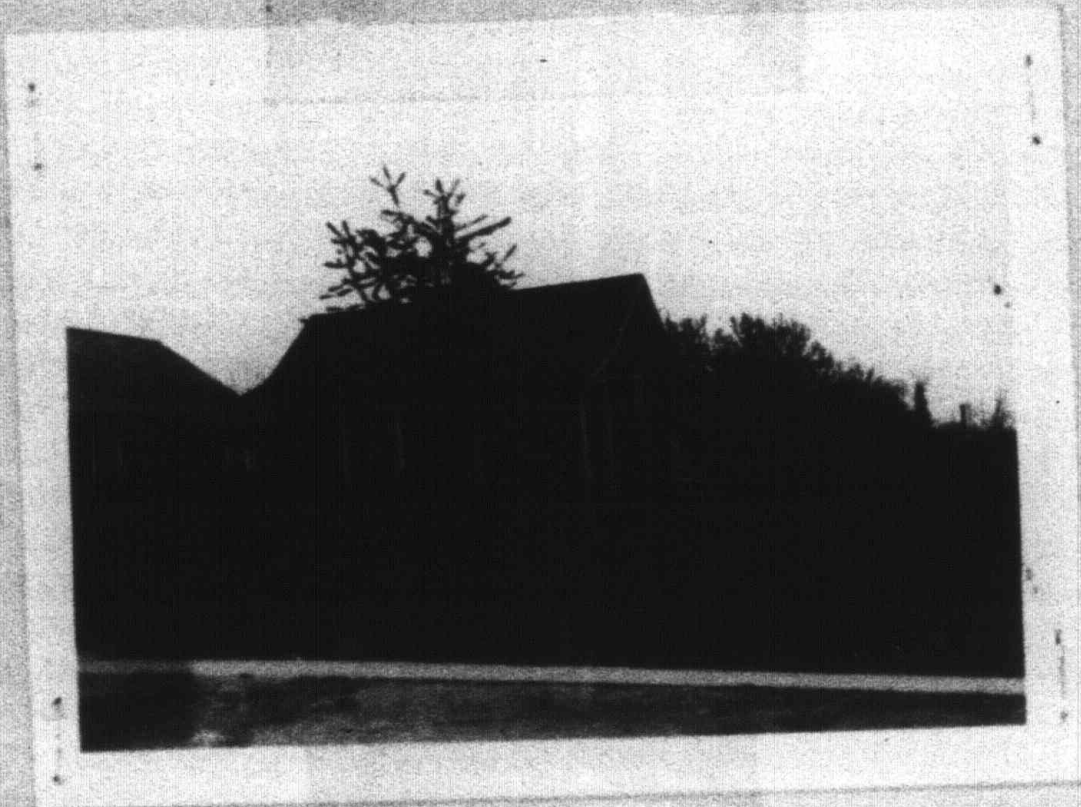
The above summary is certified to be in accordance with information on file.

October 10th, 1946.


D. A. CRAMER.

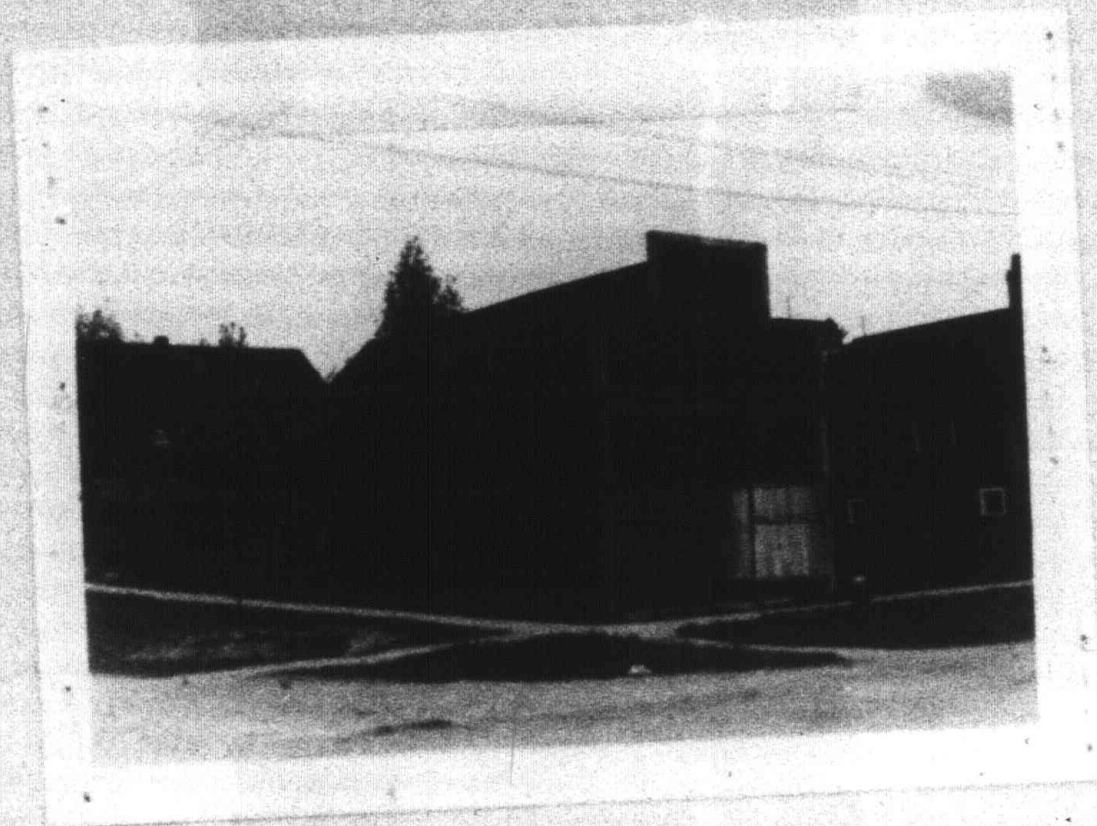
DAC:JS

KUBO, Kamataro
8754 Selkirk St., Vancouver, B. C.
Evac. File 9586



Picture Taken May 3, 1943.

KUBO, Kumataro
1191 W. 71st Ave., Vancouver, B.C.
Evac. File 9586



Picture Taken May 3, 1943

REG. NO. 00438.

Kitchen utensils

二、三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

526 1-6-62 photo

The above articles are located at 8730 Selkirk St., Van, B. C. in owner's possession and when declarant is evacuated, if tenant is out of declarant's house at 8754 Selkirk St., Vancouver, B. C. he will leave all his furniture and tools in his house at 8754 Selkirk, but if tenant is still in house, he will leave all articles in present location at 8730 Selkirk St., Van, B. C.

Witness

Signature

Dated this 19th day of May 1942.

NAME: KUBO, Kumataro
8730 Selkirk St.,
Vancouver, B. C.

REG. NO. 00438.

Household Furniture and tools

	Kitchen utensils
7	doz. fruit jars
1	Canning pan
5	boxes, Chinaware
1	ice-cream machine
1	kitchen table
11	kitchen chairs
2	
1	kitchen stove (sawdust burner & hot water tank)
1	cupboard
	carpenter's tools
2	saws
2	hammers
1	brace and 6 bits
2	wrenches
1	iron chisel
1	hand planer
1	shovel
1	rake
1	hoe
1	lawn mower
1	pr. shears
500'	water hose
2	doz. flower pots

The above articles are located at 8730 Selkirk St., Van, B. C. in owner's possession and when declarant is evacuated, if tenant is out of declarant's house at 8754 Selkirk St., Vancouver, B. C. he will leave all his furniture and tools in his house at 8754 Selkirk, but if tenant is still in house, he will leave all articles in present location at 8730 Selkirk St., Van, B. C.

Witness

[Signature]

Signature

K. A. Kubo

Dated this 19th day of May 1942.

shears 9586

File No. _____

Date: June 12, 1942

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 13 1942

Attention Mr. C.L. Drewry

NAME: Kube, Kumataro

ADDRESS: 8730 Selkirk St., Vancouver, B.C.

Reg. No: 00438

Real Estate and Personal Property:

1. Location: (1) 8754 Selkirk St. - Marpole District
(2) 1191 W. 71st Ave. - " " " "
Old district - poor location. *→ no challenge*
2. Owner: Kube, Kumataro
3. Property: (1) 4 room frame house, with garage, poor condition -
value - say - \$600.00
(2) 3 room frame house (originally a corner store)
in very poor condition, value- say - \$300.00
4. Inventory: The property^{es} at 8730 Selkirk St. 8754 Selkirk St.
and 1191 W. 71st Ave. were all securely locked and
boarded up. This agrees with the declaration on
form 'JP'.
5. Insurance: (1) \$1,000.00 - Policies held by owner
(2) \$500.00
6. Liabilities: none stated.
7. Recommendations: As it was the owner's wish to store his
effects ~~securely, it is probable the best way~~
~~to leave the matter as the Custodian~~ in his
house, and board it up securely, it is probably
the best way to leave the matter, as the Custodian
apparently is allowing the Japanese to do this.

The Canada Permanent Trust Company

E.T. Summers/H.

Per: *E.T. Summers*

Shaw

The Canada Permanent Trust Company

KALYAN - SAINT JOHN
TORONTO - BRANTFORD - WOODSTOCK
WINNIPEG - REGINA - EDMONTON
VANCOUVER

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION
RECEIVED
SEP 3 1942

British Columbia Branch Office

Vancouver, B.C.

September 2, 1942.

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

Dear Sirs:

File No. 9586

Re: KUBO, Kumataro

Further to our letter of August 25th, we went out to Marpole to place "No Trespassing" signs on 8754 Selkirk Street and 1191 West 71st Avenue, but we found both properties rented. Apparently the Japanese moved out about the time we made our first inspection.

Mr. Kubo, the owner, appointed Mr. J.W. Fairhall, real estate agent of 1318 S.W. Marine Drive as his Agent. By telephone, Mr. Fairhall advised us that he had sent a report for the month of July to the Office of the Custodian covering the two properties and would soon be sending a report for the month of August.

Apparently the Japanese left all their personal effects in the house situated at 8750 Selkirk Street which they were renting from a Mr. S. Miki.

The tenant at 8754 Selkirk Street is Mrs. H. E. Barnett, who is paying \$11.00 per month and the tenant at 1191 West 71st Avenue is Mrs. K. M. Smith who is paying \$7.00 per month.

Yours faithfully,

E. T. Summers: AC

H. E. Bond
Manager.
S

9586

July 27, 1943.

Mr. Kunataro KUBO,
Registration No. 00438,
Slocan Extension, B. C.

Dear Sir:

It appears from the declaration which you made to the Custodian on the 19th day of May, 1942 that you were living in a house situated at 8730 Selkirk Street, Vancouver. This property is registered in the name of Genji Miki whose son we believe to be Minoru Miki.

Would you please be good enough to write to this office at once as to the present whereabouts of Genji Miki. It may be that he has returned to Japan or is not living, in the latter case please give us any information you have concerning the time and place of his death.

Enclosed please find a stamped and addressed envelope for your reply.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

File 9586

October 27th.1943.

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

Dear Sirs:-

Re Catalogue # 248.

Lot 6, Block C, D.L. 318, known as 8754 Selkirk St.

This property consists of a very old four room bungalow
with Living room, Kitchen and two Bedrooms, Toilet only.
No Basement.

My valuation is \$600.00.

Yours very truly,

J. A. McLeod

PAC/C.

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

Rec'd	OCT 30 1943
File No.	9586
Ans.	RM
Referred	Stamp.

Oct 29/43.

Dear

Sir I desire to offer my
Public Tender the sum of \$400.
for one Dwelling know as 8754
Selkirk St B.C. (9586 Custodian
File No.) Vancouver, B.C.

I should like to stated that
Dwelling is in a very Poor Condition
my desire to get this House
is that it is close to my
work also to the school and
if I am lucky enought to get
it. I dont want the House
only the lot as I will have
to have the House pull to
the back of the lot while I
am having a new House built
in the place of the old one

(2)

some months ago the guy that owns this house told me that he would be very glad to sell at \$400 on Rental Terms. the condition of the house is as follows

- (1) there is no bath Room
 - (2) the sewers is on a Septic Tank
 - (3) Plumbing is not to bad what there is of it
 - (4) chimney as been cornelind by fire mupke
 - (5) all floors will have to be renew
 - (6) basement but not concrete
- the House is of 2 rooms with 2 lean to built on
- (7) all wiring as been cornelind
- I have live in the house for 2 years and pay a rent of \$11 per month.

yours very respectfully

H. Barnett

5754 Selkirk St Vancouver B.C.

1044 Melville St
Vancouver BC.

We hereby tender the sum of \$410
for catalogue No 248.

Moore & Moore

Rec'd	
File No.	9586
Ans.	Butt
Referred	

J. Shearson

11/11/11

9586

November 5th, 1943

Messrs. Moore & Moore,
1024 Melville Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 248,
8754 Selkirk Street

Your undated letter enclosing offer to purchase 8754 Selkirk Street for the sum of \$410.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$650.00.

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

Yours truly,

F.G. Shears,
Director.

FGS/AV

9526

November 12th, 1943

H. Barnett, Esq.,
8754 Selkirk Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 248,
8754 Selkirk Street

Your letter of the 29th instant enclosing offer to purchase 8754 Selkirk Street for the sum of \$400.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$650.00.

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

Yours truly,

F.C. Shears,
Director.

FCS/AN

F. G. Shivers Cat. 248

Director of the Dep.
of the Secretary of State
Office of the Custodian

EVACUATION SECTION

Rec'd NOV 10 1943

File No. 9586

Ans.

Referred

Nov. 15/43.

File No 9586.

Dear Sir,
In your letter of Nov. 12
to hand.

I very much regret that
the Price of the House
that I wrote you as been
put up to the sum of \$650.
I regret that I cannot see
my way clear to pay for
the House at that Price
if this House could be
sold on terms I should
be very glad to buy.
or if it could be brought
on rental Bases that would
be just fine
I may say that I work

(2)

Pro. government at the
Pro Infirmary at Marple
my salary is small and
with 3 children to keep at
home it would leave me
none.

if any think could be done
in this matter I should be
very glad to hear from
you again.

Yours truly

H. Bennett.
8754 Selkirk St
Vancouver
B.C.

9586

22nd November, 1943.

H. Barnett Esq.,
8754 Solkirk Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 248
8754 Solkirk Street

We are in receipt of your letter of the 15th instant
in connection with your tender on the above property and regret
that, for the time being at least, we are not selling properties
on a time basis.

Yours truly,

F. G. Shears,
Director.

PMH

Custodian
Royal Bank Bldg
Vancouver. B.C.

Vancouver. B.C.
EVACUATION SECTION
Rec'd DEC 22 1943
File No. 95861044
Ans. H. H. J. P.
Referred H. H. J. P.

Dec 20 1943
Melville St

Dear Sir.

Re Catalogue No 248.

Your letter of Nov 5 - 43 received.

We are now prepared to increase
our bid on same to \$450 all cash.

Moore & Moore

9386

30th December, 1943.

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

Dear Sirs:

Re: Catalogue No. 248
6754 Selkirk Street

This will acknowledge receipt of your letter of the 20th instant in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$450.00.

In line with our previous correspondence we have to inform you that we cannot consider any offer of less than \$650.00.

Yours truly,

F. G. Shears,
Director.

27
FHS

9586

January 18th, 1944.

Mr. Donatone KURO
Registration No. 00438
Sloan Extension, B. C.

Dear Sir:

Enclosed please find cheque for \$20.00, representing portion of rentals received from your properties on 71st Avenue and Be Kirk Street, Vancouver, which as you are aware are rented for \$7.00 and \$11.00 per month respectively, less the usual 5 per cent commission. The above amounts cover \$10.00 each for the months of December 1943 and January 1944, and are being sent you through arrangement with the B. C. Security Commission.

After allowing for the enclosed cheque, please note you have a credit balance of \$83.18 and it is our intention to forward you each month the sum of \$10.00 so long as funds are available.

Yours truly,

P. Doust,
Administration Department.

PD/ER

Enc.

9586

February 1st, 1944

Mr. Eumetaro KUDO,
Registration No. 00438,
Slocan Extension, B. C.

Dear Sir:

With reference to our letter of the 18th instant enclosed please find cheque for \$10.00, being the monthly amount we have agreed with the B. C. Security Commission to forward to you from rentals received from your two properties.

This leaves you with a credit balance of \$73.18 in our books.

Yours truly,

P. Douet,
Administration Department.

PD/ER

Enc.

1. Cat. 248

the custodian

8754
600

506. Royal Bank

Rec'd FEB 15 1944

File No.

9586

Ans.

Building

695. West Hastings St.

Vancouver, B.C.

File No 9586.

Feb. 14/43.

Dear

Sir I desire to offer
by tender for Real estate
and to purchase for cash
the sum of \$550. the
property known as 8754
Selkirk St Vancouver, B.C.

I have all-ready tendered
for this property for \$400
I am now prepared to
offer as per above for
the said property

(2)

should my offer be
humorably received &
would be very glad

with greatest
respect
yours truly

H. Barnett
8754 Selkirk St
Vancouver, B.C.

steps and forest are ready
to cave in any time it
will just be to had if
some of the bidders or my
self fall through it. some
of these days. and the
chimney is in the wrong
place its only been a two
room shack at some times
and two more have been
built on just the rough
boards and shuffling paper
tacked on the walls
last winter we were worn
frozen out the plumbing
is put in the wrong way
and lots of other faults
I can tell you so I really
think you are very unfair
in the ~~and~~ value of this
place but we are willing

file no 4586
house 84541 Belknap &
re: catalogue no 248 Marfoll

Mrs H E Barnett

To the office of the Indian

EVACUATION SECTION
File No. 9586
Ans.
Referred

Dear Sir,

My husband has sent in a offer of five hundred and fifty dollars for this dump of a house 8154 but I tell youstrate into even you sent out to assess this property sure doesn't know much about it it looks nice in the front on a picture if he had taken the back you see would of seen its faults for its about to fall in it will take 12 hundred dollars to fix it so its a decent place to live in it needs new floors in except one room and the back

To save you the five hundred
and fifty dollars cash
which even at that its
to much and on face
the lot its nothing but
a mud hole at the back
summer or winter I wish
you or some of you would
come out right now
and see for your self
I bet you wouldn't let
your dog live in it let
alone yourself but it
can be fixed which will
take money and then
are still for a old house
I am talking from experience
so I do hope you will
consider this offer as it is
The final one yours truly
Mrs H Barnett

9586

AIR MAIL

February 16th, 1944.

Mr. Kumataro KUBO,
Reg. No. 00438,
1010 St. Lawrence Street,
Montreal, Quebec.

Dear Sir:

With reference to the \$10.00 per month which we have been forwarding to you from rentals received from the properties at 1191 West 71st Avenue and 8754 Selkirk Street, Vancouver, in line with the arrangement made with the B. C. Security Commission we are informed by the Commission that this monthly sum should have been sent to your wife at Slocan, B. C. As the cheques sent you have not been returned, presumably they have reached you, but we understand that the amounts have not been forwarded by you to Mrs. Kubo. We believe you are being written on this matter by the B. C. Security Commission.

In the meantime, and in order to avoid any delay in sending out the next cheque which is due March 1st, will you please sign the attached note requesting that payments of \$10.00 per month be forwarded to Mrs. Kubo, so that we have your authority for this procedure.

Yours truly,

P. Douet,
Administration Department.

PD/ER

Enc.

9586

18th February, 1944.

H. Barnett Esq.,
8754 Selkirk Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 248
8754 Selkirk Street

We are in receipt of your letter of the 14th instant in which you informed us that you were prepared to revise your former bid and now offered to purchase the above property for \$550.00.

This is to advise you that we are not able to accept this offer and as stated in our letter of November 12th the Custodian will not be interested in any sum less than \$650.00.

Yours truly,

F. G. Shears,
Director.

FGS/PJH

File No. 9586 Mr. J.C. Shears,

Re. Catalogue #248 Director

8754 Sublet st.

EVACUATION SECTION

Rec'd FEB 22 1944

File No. 9586

Ans. That

Referred to Mr. Shears

S. S. & Custodian

Feb. 19/44

Dear

I am needing to accept the above property for \$650 cash if you will be so kind enough to let me have the information on how to go about it to get the property I mean do I did

(2)
with the Agent Mr. J. W.
Fairhall or with the
custodian

yours very

truly

H. Barnett,
8754 Selkirk St
Vancouver
B.C.

9586

24th February, 1944.

H. Barnett Esq.,
8754 Selkirk Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 248
8754 Selkirk Street

This will acknowledge receipt of your letter of the 19th instant in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$650.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$650.00, the full amount of the purchase price on this property.

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

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

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

Yours truly,

F. G. Shears,
Director.

PMH

9786

6th March, 1944.

H. Barnett Esq.,
8754 Selkirk Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 248
8754 Selkirk Street.

This will acknowledge receipt of \$600.00 in cash which was paid to us in cash by Mrs. Elsie Jane Davis on the 4th instant, being the balance of the purchase price on the above property.

Mrs. Davis also informed us that the property was to be registered in the names of Charles Davis, Janitor and Elsie Jane Davis, Housewife, both of 358 Ferndale Road, R.R.1, Burnaby, B.C. and that they are British subjects.

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.

FGB

9586 & 9585

April 3rd, 1944.

Mrs. Haru KUBO,
Reg. No. 00436,
Slocan Extension, B. C.

Dear Madam:

Enclosed please find our cheque for \$10.00 being the monthly remittance it has been agreed by the B. C. Security Commission that we forward to you from rentals received from your husband's property in Vancouver. This leaves a credit balance of \$47.33 in your husband's account.

We would take this opportunity of advising you that the property at 6754 Selkirk Street has recently been sold for \$650.00, and in due course Mr. Kubo will be advised of the net amount to be credited to his account from this sale after all adjustments have been made.

Yours truly,

P. Doust,
Administration Department.

PD/ER
Enc.

Cc to Mr. Kunataro KUBO,
Reg. No. 00436,
1010 St. Lawrence Street,
Montreal, Quebec.

9586

April 6, 1944.

Mr. Kunatara KURA,
Registration No. 00438,
1010 St. Lawrence Street,
Montreal, Quebec.

Dear Sir:

Re: Catalogue No. 248
8754 Selkirk Street
6/6/318

Please be informed that 8754 Selkirk Street has been sold as of March 6, 1944 for the sum of \$650.00 which is in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$ 650.00
Less Real Estate Agent's Commission @ 5%	<u>32.50</u>
Net credit to your account	<u>\$ 617.50</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:ED

cc to E. C. Security Commission.

9586

April 5th, 1944.

REGISTERED
AIR MAIL

Mr. Kunataro KUBO
Reg. No. 00438,
1010 St. Lawrence Street,
Montreal, Quebec.

Dear Sir:

We wrote you on February 16th by Air Mail enclosing a letter for your signature approving of \$10.00 per month being paid to your wife, Mrs. Haru KUBO, but we cannot trace your having returned this letter, signed, to us.

We enclose herewith another letter for your signature, together with a stamped addressed envelope and trust you will see that this is mailed to us by return. In the meantime, a further payment of \$10.00 covering the month of April has been forwarded to your wife---see copy of our letter to Mrs. Kubo dated 3/4/44.

You are aware that your wife is on maintenance at Slocan and in order that her proportion of maintenance shall be continued it is essential that you authorize us to pay \$10.00 per month as mentioned above. Please, therefore, do not fail to reply promptly to our letter. If we do not hear from you, however, we shall know that you are in agreement with our action.

Yours truly,

P. Douet,
Administration Department

PD/ER

Catalogue No. 248

File No. 9786

8754 Delkirk Street

6/6/318

ADJUSTMENTS

As of March 6, 1944 - 66 days.

Debit purchaser

Registration fees on Deed. \$650.00	\$ 5.30
Insurance premium - \$7.00 @ 1.9% (27/3/44)	.13
Insurance premium - \$5.50 @ 100% (27/3/47)	5.50
Water to June 30, 1944	7.55

Total debits

\$ 18.48

Credit purchaser

66/365 x \$28.47	Seller's proportion of taxes for 1944	\$ 5.15
66/184 x \$ 7.55	Water to June 30, 1944	2.71

Total credits

\$ 7.86

Total debits

18.48

Net debit due from purchaser

\$10.62

as to Mr. & Mrs. Charles Davis.

H. Barnett, Esq.

J. W. Fairhall, Esq.

9586

April 6, 1944.

Mr. Kunatara KUBA,
Registration No. 00438,
1010 St. Lawrence Street,
Montreal, Quebec.

Dear Sir:

Re: Catalogue No. 248
8754 Selkirk Street
6/C/318

Please be informed that 8754 Selkirk Street has been sold as of March 6, 1944 for the sum of \$650.00 which is in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$ 650.00
Less Real Estate Agent's Commission @ 5%	<u>32.50</u>
Net credit to your account	<u>\$ 617.50</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to B. C. Security Commission.

June 17, 1944

Mr. Kunatara AUBO,
Registration No. 00438,
3532 Lorne Avenue,
Montreal, Que.

Dear Sir:-

We enclose our cheque for \$650.00 from funds standing to your credit, which now leaves you with a credit balance of \$25.40---this at the request of Mrs. H. T. O'Connell, Placement Officer, B. C. Security Commission, at Montreal, in a letter dated May 16th, and as agreed by the B.C.S.C. here in Vancouver.

We understand these funds are required that you may be in a position to deposit a few months rental on a house you wish to rent in Montreal, so as to have your family transferred from Sloan City to Montreal.

We understand you wish to know if your property at 1191 West 71st Avenue has been sold. The answer is in the negative as so far no suitable offer has been received, but of course the property may be sold at any time, and in due course you will be so advised.

Yours truly,

P. Douet
Administration Department

PD/ER
Encl.

C. C. Mrs. H. T. O'Connell,
Placement Officer,
B. C. Security Commission,
Montreal, Canada.

9586

December 8th, 1944

Mr. Kumataro KUBO,
Registration No. 00438,
3532 Lorne Avenue,
Montreal, Que.

Dear Sir:

Re: North British & Mercantile
Policy No. 686113

The above numbered policy has been issued to cover for \$550.00 on the dwelling situate on your property described as being Lot "A", Sub. 1 - 3, Block "D", D.L. 318, No. 1191 West 71st Avenue, Vancouver, B.C. This is a renewal of Liverpool-Manitoba Policy No. 20639.

The premium for three years, amounting to \$3.00, is being paid to the Insurance Company and charged to your account.

Yours truly,

S.M. Gibson
Insurance Department

SMG:KT

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS

1318 Southwest Marine Drive
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	DEC 21 1944
File No.	9586
Ans.	Peters

Dec. 19, 1944.

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

Dear Sirs: Re Catalogue No. 422,
 1191 West 71st. Ave.,
 Lot A/1-3/D/318.

not certified
Replying to your letter of the
14th. instant ~~we~~ *we* enclose herewith two cheques amount-
ing to \$405.00, the balance of the purchase price
on the above property.

We enclose particulars of the
buyer, Mrs. Elsie Jane Davis. This is the way it is
to be registered and not as we mentioned in our
letter of the 4th. instant.

Yours faithfully,

J. W. FAIRHALL

per *[Signature]*

\$45⁰⁰ previously recd.

Encls.

PROPERTIES SUSPENSE ACCOUNT

January 2, 1945.

Mr. Kumataro KUBO,
Reg. No. 00438,
3532 Lorne Ave.,
Montreal, Quebec.

Dear Sir:

Re: Catalogue No. 422,
1191 W. 71st Ave.,
Lot A/1-3/D/318.

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 price obtained is \$450.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

Catalogue No. 422,
File No. 9586,
1191 W. 71st Ave., Vancouver,
Subd. "A" of Lots 1, 2, 3, Blk. "B",
D.L. 318, Gp 1, N.W.D. Plan 4604.

February 26th, 1945.

ELSIE DAVIS

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENT

(as at January 2nd, 1945)

	DEBIT	CREDIT
Purchase price	\$450.00	
Cheques received		450.00
<u>Amount of rent collected</u>		
January 2nd to January 7th		
5/31 x 6.65		1.07
(January 8th to February 7th		
February 8th to March 7th - 2 months @ 6.65		13.30
Registration fees on deed - \$450.00	4.90	
Insurance premium - 77.25 x 3.00	2.92	
Water paid June 1945	5.40	
Balance owing to purchaser	1.15	
	<u>\$464.37</u>	<u>464.37</u>

BALANCE OWING TO PURCHASER - \$1.15

9586

April 4th, 1945.

Mr. Kunataro KUBO,
Reg. No. 00438,
3532 Lorne Avenue,
Montreal, Quebec.

Dear Sir:

Re: Catalogue No. 422
1191 W. 71st Avenue, Vancouver, B. C.
A of Lots 1-3/D/318.

Please be informed that the above property has been sold as of January 2nd, 1945 for the sum of \$450.00. 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 unearned water rates 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.

It will be seen that the credit balance in this account is \$444.15.

Yours truly,

P. Douet,
Administration Department

PD/ER
Encs.
cc to B. C. Security Commission.

STATEMENT RE SALE OF:

Name: KUBO, Kunetaro

Catalogue No: 422

File No: 9586

Street Address: Vancouver, B.C.

Reg. No. 00438

Legal Description: A of Lots 1-3/D/318

Date of Sale and Adjustments January 2, 1945.

Sale Price \$ 450.00

Real Estate Agents Commission \$ 22.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~RENTAL CONTRACT~~~~RENTAL CONTRACT~~~~RENTAL CONTRACT~~~~RENTAL CONTRACT~~

Adjustments:

Fire Insurance 2.92

~~RENTAL CONTRACT~~

Water 5.40

34.00

\$ 458.32

Net Proceeds credited to your account

424.32

Date: April 2, 1945.

Compiled by: George Peters.

File No. 9566
Reg. No. 00138

Summary Sheet

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 August 29	Taxes	0 17.90	0	
September 26	Taxes lots 1-3	32.84		
October 29	1 1/2 Wage Tax refund		4.31	
November 25	Land Registry Office - Certificate of Encumbrance 2	2.00		
December 1	1942 Taxes - lot 6	29.43		
December 12	Rents collected Agent's commission	6.50	119.00	
1943 July 3	1943 taxes	28.25 32.14		
December 3	Rents collected Disbursements	68.97	198.00	
1944 January 20	Cheque to you	20.00		
March 27	Fire Insurance premium	5.50		
April 13	Sale of 6754 Sal Kirk St. Closing adjustments Commission Land Registry Office - Transmission Appraisal fee Advertising	32.50 8.80 5.00 4.00	650.00 10.62	
June 6	Cheques to you - Feb. to June @ \$10.00	50.00		
June 19	Cheque to you	650.00		
November 17	1944 taxes	33.25		
December 9	Fire Insurance premium Water rates Rents collected Disbursements Balance rents to date Credit re Sale of Property	3.00 3.40 48.65	110.00 12.23 434.18	
1945 January 2		67,000.00	67,000.00	

Catalogue No. 422
File No. 9586
1191 West 71st Avenue
Vancouver/A/1-3/D/318
Certificate of Title No. 117848-L

Control of property covered by Certificate of Title No. 117848-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of the above property have been settled.

Receipt is also acknowledged of North British Mercantile Insurance Company Limited, Policy No. 686113 which has been assigned to me.

Receipt is also acknowledged of cheque for \$1.15 representing closing of adjustments on sale to me of 1191 West 71st Avenue, Vancouver, B. C.

Dated at _____ B. C., this _____ day of _____ 1945.

Signed Elsie Jane Davis

Return to the Custodian

NAME		FILE NO.				
KUBO, Kumataro		9586				
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Aberpool-Manitoba Insurance Co.	16439	\$1,000.	March	27	1944	Lot 6, Block "C", D.L. 318 8754 Selkirk St. Vancouver, B.C.
Aberpool-Manitoba	20639	\$500.	Dec.	3	1944	Lot 1, Block D, D.L. 318 1191 W. 71st Ave. Vancouver, B.C.
North British & Mercantile Ins. Co.	685915	\$1,000.	March	27	1947	Lot 6, Blk. "C", D.L. 318, 8754 Selkirk St., Vancouver, B.C.
North British & Mercantile Ins. Co.	686113	\$550.00	Dec.	3	1947	Lot 1, Sub 1-3 Blk. "D", D.L. 318, 1191 W. 71st Ave., Vancouver, BC

North British & Mercantile Insurance Policy No. 685915 covering the real property known as 8754 Selkirk Street, Vancouver, for three years for the sum of \$1000.00, was transferred to the purchasers of the above real property, Mr. and Mrs. Chas. Davis, as of March 27th, 1944.

North British & Mercantile Insurance Policy No. 686113 covering the real property known as 1191 W. 71st Avenue, Vancouver for three years for the sum of \$550.00, was transferred to the new owner, Mrs. Elsie Jaffe Davis, as of February 8, 1945.

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

E. Robertson

E. Robertson.
September 2, 1947.

SUMMARY of LIABILITIES

File No. 9586

December 15th, 1945.

Re: Kumataro KUBO (Mr.)
Reg. No. 00438.

Although no claims against the above Evacuee were declared by him on his JP form, dated May 19th, 1942, this file revealed that an amount of \$2.89 was owed by Kubo to the B. C. Electric Company. This small claim was paid from funds in his account on September 25th, 1945.

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

The above summary is certified to
be in accordance with the informa-
tion on file:

P. Doust
P. Doust.

PD/ER

PERSONAL PROPERTY SUMMARY

File No. 9586

August 25th, 1947.

Re: Kumataro KUBO, #00438.

Chattels: The above Japanese person declared a list of household goods and gardening tools at 8730 Selkirk Street, Vancouver. (See Chattels Summary and Schedule attached).

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

Accounts Receivable: This file reveals that Mr. Kubo's account was credited with the sum of \$4.31 on October 29, 1942, being refund of 1% wage deduction for the first half of year 1941.

Life Insurance: This Evacuee declared in his JP form dated May 19, 1942, the following insurance on the lives of his children:

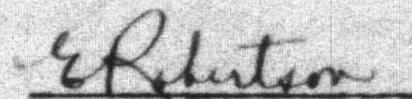
1. Miyuki KUBO. Prudential Life \$260.00. Pol. #110,209,659.
2. Toshiyuki KUBO. Prudential Life \$260.00. Pol. #110,209,658.
3. Shinako KUBO. Prudential Life \$260.00. Pol. #110,209,656
4. Sumiko KUBO. Prudential Life \$260.00. Pol. #110,209,655.

Beneficiary in all cases, father, Kumataro Kubo.
All policies declared to be in father's possession.

No action regarding the above insurance has been taken by this office and apart from the declaration no further reference is made on file to the above policies.

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

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


E. Robertson.

CHATELS SUMMARY

File No. 9586

Re: Kumataro KUBO, Reg. #00438

September 2, 1947

The following was declared by Mr. Kubo in his JP registration form under date of May 19, 1942:

"List of household furniture and gardening tools in owner's possession at 8730 Selkirk St., Vancouver, and when declarant is evacuated, if tenant is out of declarant's house at 8754 Selkirk St., Vancouver he will leave all his furniture and tools and other belongings in his house at 8754 Selkirk, but if tenant is still in house, he will leave all his goods in present location at 8730 Selkirk, Vancouver."

On a separate sheet the following list of goods was signed by K. Kubo as being left at 8730 Selkirk Street (dated May 19, 1942 and filed next to JP form):

Kitchen utensils	Carpenter's tools	
7 doz. fruit jars	2 saws	1 lawnmower
1 canning pan	2 hammers	1 pr. shears
5 boxes chinaware	1 brace & 6 bits	500 ft. water hose
1 ice-cream machine	2 wrenches	2 doz. flower
1 kitchen table	1 iron chisel	pots
11 kitchen chairs	1 hand planer	
1 kitchen stove (sawdust	1 shovel	
burner & hot water tank)	1 rake	
1 cupboard	1 hoe	

A memo on file by Custodian representative D. A. Smith, dated September 18, 1942 reports that the house at 8730 Selkirk was well boarded-up and the property left by Kubo should be safe in that district, and under date of December 24, 1942, J. W. Fairhall reported that the tenants of 8754 Selkirk (house owned by K. Kubo) informed him that no furniture or belongings of Kubo were in that house.

According to a memo on file dated January 6, 1943 all the personal property found at 8730 Selkirk Street was moved under Custodian Inventory No. 108 to 8757 Selkirk Street (Warpole School) in the name of Minoru MIKI, file 5549, and as these goods carried no identification marks their exact ownership could not be determined.

We were advised by the B. C. Security Commission on October 3, 1944 that Kubo was requesting shipment to him at Montreal 7 or 8 cases of household effects and kitchen utensils stored in the house at 8730 Selkirk Street, which were listed with the Custodian. A pencilled note on the copy of the above letter states these goods were sold along with MIKI's goods in Vancouver auction 510 and 511, and were moved to 8757 Selkirk Street on January 6, 1943 in Miki's name (Custodian Inv. 108). The B. C. Security Commission was advised by our Protection Department on October 7, 1944 that the chattels formerly stored at 8730 Selkirk Street were moved and sold at public auction.

Nothing further appears on this file in connection with the above chattels but as all auction sheets covering the sale of goods removed from 8730 Selkirk Street have been forwarded to MIKI we are now requesting him to go carefully through these auction sheets and advise us which goods, if any, belonged to Mr. Kubo.

(over)

The foregoing is a summary of the chattels as at this date and when a reply is received from MIKI with respect to chattels that may have been auctioned in his name belonging to Kubo, such information will be added to this Summary.

E. Robertson

E. Robertson, September 2, 1947

*No reply
to date.
May 3/48.
L.H.*

9586

April 5th, 1945.

Mr. Kumataro KUBO,
Reg. No. 00438,
3532 Lorne Avenue,
Montreal, Quebec.

Dear Sir:

Re: Claim of \$2.89
B.C. Electric Railway Co.

On reviewing your file we find there is a claim against you as above, dated November 30th, 1942, and as this appears to be the only claim on file against you we shall be glad to receive your authority to pay this small bill for electricity which was apparently left unpaid by you when you were evacuated in September of 1942.

If you will please sign the attached copy of this letter and return to us in the enclosed stamped and addressed envelope, this will expedite matters.

Yours truly,

P. Douet,
Administration Department

PD/ER
Encs.

I AGREE TO PAYMENT OF ABOVE AMOUNT:

Signed:

Kumataro KUBO, Reg. No. 00438.

September 12th, 1945.

Mr. Kumataro KUBO,
Reg. No. 00438,
3532 Lorne Avenue,
Montreal, Quebec.

Dear Sir:

Re: Catalogue No. 248
8754 Selkirk St., Vancouver, B.C.
6/6/318/1903.

Please be informed that the above property has been sold as of March 6th, 1944 for the sum of \$650.00. 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. Taxes and water for 1944, up to date of sale, have been debited to your account, and any unearned insurance premiums have been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. With our letter of April 4th, 1945, which related to the sale of Catalogue No. 422, namely 1191 W. 71st Avenue, Vancouver, we sent you a detailed statement of your account, which included the proceeds from the sale of that property and from the sale of 8754 Selkirk Street, Vancouver. The attached statement of your account, showing you have a credit balance of \$444.15, is merely to bring to your notice that this is the present credit balance in your account, and the amount it will be observed is unchanged from the previous statement sent to you.

We would remind you that on April 5th we advised you of a claim against you by the B. C. Electric Company of \$2.89 and regret that we have not yet received your authority to pay this item, but having again brought this to your notice we trust you will advise us by return—we have already sent you a stamped and addressed envelope to facilitate your reply.

Yours truly,

PD/YR
Enc.

P. Douet,
Administration Department

cc to Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Name: KUDO, Kinsataro J00436

Catalogue No: 248

File No: 9586

Street Address: 8754 Bellair St., Vancouver, B. C.

Legal Description: 6/C/218/1903

Date of Sale and Adjustments March 6, 1944

Sale Price \$ 650.00

Real Estate Agents Commission \$ 32.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~

Other charges

Adjustments:

Fire Insurance (5.50

Taxes 5.15 (.13

Water 2.71 7.55

\$ 52.86 \$ 663.18

Net Proceeds credited to your account as of March 6/44 \$610.32

Date: September 10, 1944

Compiled by: George Peters

Plus No. 9986
Page No. 00438

Summaries

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 March 3	Balance as per statement sent	0	\$ 446.15	<u>\$ 446.15</u>

Sale of 6754 Selkirk St., included in above statement,
in detail.

9586

December 15th, 1945.

Mr. Sumitaro SURO,
Reg. No. 00438,
3514 Lorne Avenue,
Montreal, Quebec.

Dear Sir:

With reference to your recent request through the Montreal Placement Officer, Department of Labour, Japanese Division, we enclose our cheque for \$400.00 from funds standing to your credit. This leaves you with a credit balance of \$41.26 and this small balance will be forwarded to you as soon as a final review of your file is made.

Yours truly,

P. Duquet,
Administration Department

PD/SH
Enc. 1
cc Department of Labour, Japanese Division.

9586

REGISTERED MAIL

May 2nd, 1947

Mr. Kumataro KUBO,
Reg. No. 00438,
3532 Lorne Avenue,
MONTREAL, Quebec.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$41.26, representing your entire credit with this office and being the balance of funds derived from sale of real property.

You have already been forwarded statements relative to the sale of real properties known as 1191 W. 71st Avenue and 8754 Selkirk Street, Vancouver, B. C., together with a statement of your general account up to March 3rd, 1945, which showed a credit balance at that time of \$444.15. Since that date we have paid at your request the small claim of \$2.89 filed against you by the B. C. Electric Railway Company and a cheque for \$400.00 was forwarded to you on December 15th, 1945, thus reducing your account to \$41.26, the amount of the cheque now enclosed.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian

/ER
Enc. - Custodian cheque \$41.26
- Return envelope.

5549
9586
9946

October 1st, 1947

Mr. Minoru MIKI,
Reg. No. 05854,
Box 325,
Lethbridge, Alberta.

Dear Sir:

At the time of writing no reply has been received from you to our letter of September 2nd, 1947, and we would ask you to give the matters mentioned therein your immediate attention.

If, after examining the auction lists, you find that there are no goods shown as belonging to either Mr. Kubo or Mrs. Matsuniya, please so advise, but if some goods are listed which you cannot identify as yours kindly mark the sheets accordingly and return them to us for the necessary adjustments.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

5549
9586
9946

September 2nd, 1947.

Mr. Minoru MIKI,
Reg. No. 05854,
Box 325,
Lethbridge, Alberta.

Dear Sir:

In view of your remarks to the Department of Labour, Japanese Division, that a number of articles formerly declared by you were not shown on the auction sheets forwarded to you by this office, we wrote to you on February 13, 1946 requesting you to again go carefully through the auction sheets and give us a list of the articles said to be missing from our auction lists. To date no reply has been received to our letter.

We now find, on reviewing chattels in connection with your file, that goods belonging to Mr. Kumataro KUBO and Mrs. Sadaki MATSUMIYA were declared by them as having been left at 8730 Selkirk Street, Vancouver, and in the absence of identification marks all personal property was removed to storage at 8757 Selkirk Street and later sold at public auction under your name. We would now ask you to examine the auction lists and advise us what goods belonged to the above persons in order that we may credit their accounts with their proportion of the chattel proceeds.

Kindly let us hear from you soon relative to the ownership of all chattels sold under your name as no funds can be released to you until ownership of chattels has been clarified.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

C
O
P
Y
TO: Miss Matheson

FROM: E. Robertson

MEMORANDUM

December 21st, 1948.

Re: Minoru MIKI, #05854
File No. 5549

According to our records some chattels belonging to Kumataro KUBO, File 9586, and Mrs. Sadaki MATSUMIYA, file 9946 were left at property belonging to Minoru MIKI, namely at 8730 Selkirk Street, Vancouver. All goods were removed from this address and sold at auction in MIKI's name. The auction sheets were forwarded to Mr. Miki with the request that he check them and advise us which goods, if any, belonged to KUBO and MATSUMIYA. Our letters of September 2, 1947, and October 1, 1947, relative to any goods belonging to KUBO and MATSUMIYA were not answered by Mr. Miki, therefore please transfer to Chattel Suspense Account the following goods which were sold at auction in MIKI's name but cannot be identified on his INVENTORY (see letter of Jan. 28/46) or his CLAIM as belonging to him:

Vancouver Auction 511 - Sept. 21/44

Tool Chest	.70
Stepladder	.85
Box of Miscellaneous	1.25
Icons Decorations	.80
Short hose and rope	1.20
Rubber boots	.25
Clothes line	1.20
Garden Tools	1.00
Tools	.75
Blinds	1.00
Wire	.15
Lantern	1.10
Roll of Lino	1.00
Small Cupboard	.25
Small table	.25
Small cabinet	.75
Cupboard	2.75

Screen door	.25
16 chairs (poor cond.)	6.75
Baby highchair	1.60
Table gramophone	2.00
Cupboard	4.50
Pc. of glass in frame	.10
Buffet	4.25
Chest of drawers	8.00
Cupboard	2.50
Gramophone (broken)	3.00
Small cupboard	1.60
Homemade desk	1.50
Range with sawdust burner	72.00
	<u>\$123.30</u>

Vancouver Auction 510 - Sept. 14/44

Mirror	.80
Chest of Drawers	1.30
	<u>\$2.10</u>

"E. Robertson"

/ER

5549

December 30th, 1948.

Mr. Minoru MIKI,
Reg. No. 05854,
c/o J. J. Tiffin,
Box 325,
Lethbridge, Alberta.

Dear Sir:

We are now making final distribution of all funds in this office which were derived from the sale of real and personal properties and we are, accordingly, enclosing herewith Custodian cheque in your favour for the sum of \$28.49.

Acceptance by you of this cheque does not prejudice in any way your claim for loss which you may feel you sustained in the sale of your property, as the Commissioner, Mr. Justice H. I. Bird, has made a ruling to this effect. Kindly acknowledge receipt of the enclosed cheque.

Our records reveal that Mr. Kumataro KUBO and Mrs. Sadaki MATSUMIYA declared goods as having been left at 8730 Selkirk Street, Vancouver, B. C., but in the absence of identification marks all goods found at the above address were removed and sold at auction in your name. We wrote to you September 2nd, 1947 and again on October 1st, 1947, requesting you to examine the auction sheets and let us know what goods belonged to the above persons in order that their accounts might be credited with their proportion of the chattel proceeds. As no reply was ever received we have accordingly transferred the proceeds, namely \$96.61, from the sale of all goods which could not be identified as yours from your account to Chattel Suspense Account, leaving the sum of \$28.49 to your credit, the amount of the cheque now enclosed.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc. - Custodian cheque \$28.49.