

9875-

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 9875

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: WATANABE, Etsu (Mrs Bungo) EXHIBIT No. 1232 - 3
HOME ADDRESS: 2994 Eton St., Vancouver, B. C. DATE: Nov 10 1944
REGISTRATION NUMBER: 67993 SEX: Female AGE: 35
OCCUPATION: Housewife - Storekeeper (formerly) doing business under name of

"Park Grocery" 2994 Eton St., Vancouver, B. C.

(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: None - Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Bungo

ADDRESS OF WIFE OR HUSBAND: Grant Brock B.C.

NAMES OF ANY LIVING CHILDREN: Aiko (F) Sumiko (F) Fumiko (F)
Keiko (F) Yoshinove (M) Fusako (F) Hiroko (F)

ADDRESS OF CHILDREN: 2994 Eton St., Vancouver, B. C.

AGE OF CHILDREN: 12, 10, 8, 6, 5, 4, 4, none

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

2994 Eton St., Vancouver, B. C.
2996 Eton St., Vancouver, B. C.

1. LOCATION AND DESCRIPTION Lot 649, Town of Hastings, Suburban Lands. (except Portion shown as Lane on Plan No. 3457, according to a map or plan deposited at the Land Registry Office at the City of Vancouver, B. C.)

2. BUILDINGS AND OTHER IMPROVEMENTS 3 story shingle building.
(wooden frame) 1 garage - at 2996 Eton St., Vancouver, B. C.
At 2994 Eton St., Vancouver, B. C. - 6 roomed wooden house.

3. INSURANCE (Give particulars; state where policies are) Life Insurance Office Ltd
\$1000 on the house, Policy No. 16948362
\$2500 on the 3 story building, Policy No. 17256113. Policies in owner's possession.

4. TAXES (Amount and where payable) \$120.00 paid for 1940. Payable to City Hall
Vancouver, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

2994 Eton St., Vancouver, B. C.
Occupied by owner, to be rented to Mr A. Isfeld upon her evacuation.
2996 Eton St., Vancouver, B. C.
Two suites & store. Mrs May. Edith Scott is renting the store.
suite A rented to Mrs Jellaya, Suite #2 Mrs Pugh.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Horne Taylor & Co. Ltd
817 Wender Street, Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Husband is Joint Owner
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Located at 2994 Blon St., Vancouver, B.C. pl no 2 chesterfield suites,
center table, 1 rug, 1 small rug, two chandeliers, dining table,
6 chairs, 1 buffet, 1 linen closet, kitchen stove, kitchen linen, 4 beds,
2 dressers, 1 table lamp, washing machine & dryer, china set, 1 box assorted
china, 5 silver dishes, 1 clock, 2 dusting mops -- All to be left at said
address, in care of the new tenant, Mr. Laford. He will have the key.
These goods are for the use of the tenant, Mr. to be taken with Declaration to
Greenwood, B.C. July 27th, 1942. His witnesses
Witness W.T. Williams

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

Jan 1942	Mrs M. Dougall, 2615 Cambridge St., Vancouver, B. C.	\$13.34	} For Groceries delivered
May 1941	Mr B. Cafe 2533 Cambridge St., Vancouver, B.C.	20.00	
Nov 1940	Mrs Towler 2656 Eton St., Vancouver, B.C.	\$12.00	

Also \$1480.00 payable under Agt/Sale - Watanabe to Franzer

& Franzer being balance due on Lots 16 & 17 Blk 2 Sec 48 Hastings Township, R.O.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State which, and R.O.)
No. 1361 - Agent, Horne, Taylor.8. BANK ACCOUNTS: None9. LIFE INSURANCE: Monarch Life, \$5000 \$3000, Policy No. P111, 646
Vancouver Branch, Policy in owner's possession10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: Bank of Toronto No. 75
Durand & Robson St. Branch, Van, B.C.

LIABILITIES:

1. PERSONAL DEBTS: \$500.00 being mortgage on land sold to SHAN ALFRED FRANZER and ANNIE MARGERITE FRANZER. Description of said land. Lots 16-17 Block 2, B.E. 2 Sec 48, Hastings Township, Suburban Lands, Plan 1361. (This is being paid - Mr Franzen pays \$35.00 a month to Horne, Taylor & Co., 817 W. Pender St., Van B.C. and said agent pays this amount on the mortgage) (See above)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 2nd day of May 1943 1942(Signature) "Hieu Watanabe""A.C. McArthur"
WitnessI hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
FOR DEPARTMENTAL USEMarch 11th 1949 m. Sealy

P.D. 31/12/42

INFORMATION FROM R.C.M.P.

Date Sept. 16/43

Our File No. 9875

Full Name WATANABE, Misu (Mrs. Bunzo)
(Surname in Block Letters)

Registration No. 09393

Male - ^VFemale
(check)

Age Sept. 28, 1906

Former Address 2594 Eton Street, Vancouver, B. C.

Date Evacuated July 28/42 Naturalized - Canadian-Born - National
(check)

Present Address P.O. Box 1, Vancouver Station, Cdn.
Greenwood, B. C.

Married - Single
(check)

Name of Wife ---

Name of Husband Bunzo - #08947

Name of Father Kumekichi - #13364

Name of Mother Suma (Dec'd)

Names of Children under 16

Requested by G. M.

Registered with Custodian Yes
(Yes or No)

Additional Information Storekeeper.

REAL PROPERTY SUMMARY

JAPANESE NAME: Bunzo WATANABE Reg. No. 08947 File No. 12834
 Misa (Mrs. Bunzo) WATANABE " " 09393 File No. 9875

CATALOGUE NO: 100

PROPERTY ADDRESS: 2594-98 Eton Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 869, Town of Hastings, Plan 6675.

TITLE: Registered in the names of Bunzo Watanabe and Misa Watanabe (His Wife) (Joint Tenants)

ENCUMBRANCES: None registered. No indication of any unregistered charges.
 Vesting Order filed No. 36479 - dated June 28th, 1943.

ASSESSED VALUES: Land \$ 1110.00
 Improvements 4050.00 - \$5160.00 Taxes - \$163.27

CLASSIFICATION: There are two buildings situated on a 66' x 120' Lot at the South West corner Clinton and Eton Street.
 No. 1 - is a 2½ storey seven room dwelling 22' x 28' with a one storey addition 13' x 5'. Basement concrete floor and hot air furnace. We quote from the Valuator's report:
 "Condition 35 years old. Roof over addition, gutters and back porch all in bad repair. Interior - floors all badly worn, trim needs paint, some decorating being done. Plumbing old and worn. Electric lighting upstairs by drop lights, no switches.
 No. 2 - is a 3 storey frame building 30' x 44' being a shop and 17 rooms. Again we quote from Valuator's report:
 "Condition 35 years old. Steep stairs. Plaster in poor condition. Floors worn. Interior trim needs varnish. Plumbing old and worn."
 This property is in a popular residential district. The Valuator's appraisal reads as follows:
 "The buildings are old and not attractive in appearance. A great deal of repairing and reconditioning work is required to maintain the rents and prolong the life of the buildings. We are of the opinion that the market value of this property is \$4,000.00."

HISTORY OF ADMINISTRATION: Messrs. Horne Taylor and Company Limited having acted as agents for Bunzo and Misa WATANABE for some considerable time previous to their evacuation, were confirmed as rental agents by the

the

- Page 2 -

File No. 12834
File No. 9875

Custodian.

The store at 2594 Eton Street was rented to Mrs. May E. Scott on a monthly basis, consideration \$30.00 per month payable in advance. The other premises were rented to various tenants at different rates. All were payable on a monthly basis.

Rents collected \$1,255.00 against which were the following charges:

Water Rates	\$ 76.40
New Toilets	40.87
Repairs	52.90
Scavenging	15.00
License	10.00
Sundries	6.60
Commission	<u>61.50</u> - \$ 263.27

SOLD:

To: Marie Therese Delesalle for \$4,250.00 as at September 1st, 1943.

Approval of Advisory Committee July 29th, 1943.

Funds released to the joint credit of Bunso WATANABE and Mitsu WATANABE as at October 13th, 1943, against which were the following charges:

Real Estate Commission \$212.50, Valuation \$15.00
Advertising \$4.00, Registration Fees \$3.50 -
Total \$235.00,

leaving a net credit of \$4,015.00 from said transaction.

Adjustments as at September 1st, 1943, to the amount of \$8.89 Unexpired Fire Insurance Premiums, \$61.02 Purchaser's share of 1943 Taxes, \$5.80 Purchaser's share of Water Rates = \$75.71 were placed to the credit of Bunso Watanabe, and Mitsu Watanabe's joint account.

The following Fire Insurance Policy, Sun Insurance Company Policy No. 17281172 - \$1,000.00 covering on the 2 $\frac{1}{2}$ storey dwelling No. 2594 Eton Street was transferred to Marie Therese Delesalle on the 17th November 1943.

OLD CERTIFICATE OF TITLE

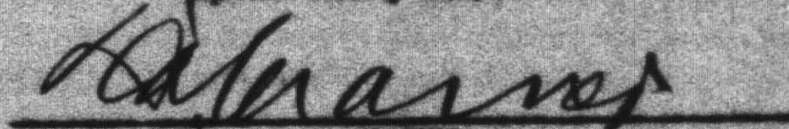
No. 88526-L

Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 91367-L in the name of Marie Therese Delesalle was handed to her on the 17th November 1943 and her receipt of even date acknowledging the same is on file.

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

April 11th, 1947.


D. A. CRAMER.

DAC:ia

REAL PROPERTY SUMMARY

JAPANESE NAME: Mitsu (Mrs. Bunzo) WATANABE Reg. No. 09393 File No. 9875
CATALOGUE NO: Sold direct by Mitsu WATANABE to John Franklin McGee.
PROPERTY ADDRESS: 3072 East 24th Avenue, Vancouver, B. C.
LEGAL DESCRIPTION: Lots 16 and 17, Block 2, North East quarter ($\frac{1}{4}$) of Section 48, Town of Hastings, Suburban Lands, Plan 1381.
TITLE: Registered in the name of Bessie Jane Denman (Administrator filing 34580).
ENCUMBRANCES: Registered:
25645-M. 22nd September 1941. 12.45 May Edith Scott. Right to Purchase for \$1350.00, Interest 6%. Vesting Order filed No. 35758 dated February 15th, 1943.
Unregistered: - No indication.

HISTORY OF ADMINISTRATION:

Mitsu WATANABE ^{received} recovered an Agreement for Sale from May Edith Scott as part payment for the contents and fixtures of her store. May Edith Scott assigned her Agreement for Sale to Mitsu WATANABE April 1st, 1942, on which there is a balance owing her of approximately \$1450.00, payable at the rate of \$35.00 per month. Of this balance, she owes approximately \$500.00 to the previous owner in reduction of which debt, she is applying the monthly payments of \$35.00. When this debt is fully paid, the balance, viz. \$950.00, will accrue to WATANABE.

On the 16th April 1942, Mitsu WATANABE sold this property, under an Agreement for Sale to Swan Alfred Franzen and Anne Margerithe Franzen "Joint Tenants."

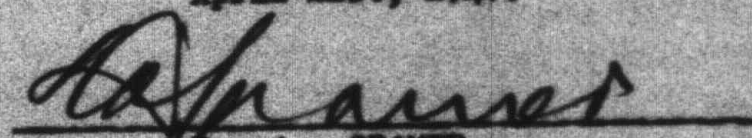
On the 6th January 1943, Swan Alfred Franzen and Anne Margerithe Franzen assigned the Agreement to Anne Margerithe Franzen, who in turn, on the 26th January 1943, assigned her assignment of the assignment of the Agreement for Sale to John Franklin McGEE.

Mitsu WATANABE gave a Quit Claim Deed to John Franklin McGee and a Certificate Vacating Certificate of Vesting.

Vacating Certificate of Vesting No. 35758, June 15th, 1943, was deposited in the Land Registry Office, Vancouver, B. C. This completed the transaction.

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

April 21st, 1947.


D. A. CRAMER.

09393

WATANABE MRS

File No. 9875

See also File No. 12834.

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
San Insurance Company	17251172	\$1000.00	Nov.	9	1945	2594 on the South side of Eton Street, between Clinton & Kamloops Streets, City of Vancouver, B.C.
San Insurance Company	17256205	\$2,500.00	Nov.	9	1943	South-west corner of Eton and Clinton Streets, in the city of Vancouver, B.C.
San Insurance Company	17256113	\$2,500.00	Nov.	9	1942	South-west corner of Eton and Clinton Streets, in the city of Vancouver, B.C.
San Insurance Company	16988361	\$1,000.00	Nov.	9	1942	2594 on the south side of Eton Street between Clinton & Kamloops Streets, in the city of Vancouver, B.C.

FIRE INSURANCE SUMMARY

Bunso WATANABE

Reg. No. 08947

File No. 12834

Misa (Mrs. Bunso) WATANABE

Reg. No. 09393

File No. 9875

Both Bunso and Misa WATANABE declared in their JP Forms signed by themselves, that they carried their Insurance with the Sun Insurance Office Limited. This was found to be correct and the following Policies were in force:

Policy No. 16988361 - \$1000.00 - covering on the dwelling at 2594 Eton Street,
 Policy No. 17256113 - \$2500.00 - covering on the store and rooms at 2596 Eton Street, Vancouver, B.C.

Both of these Policies expired November 9th, 1942, and were renewed in the same Company. The \$1,000.00 Policy for 3 years - expiring November 9th, 1945, and the \$2500.00 Policy for 1 year expiring November 9th, 1943, were transferred to Marie Therese Dalesalle, November 17th, 1943.

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

April 12th, 1947.

[Signature]
 E. A. CRAMER.

DAC:ic

C O P Y.

July 4th, 1945.

9875/12834

The Manager,
Royal Bank of Canada,
Hastings & Granville St.,
Vancouver, B.C.

Dear Sir:-

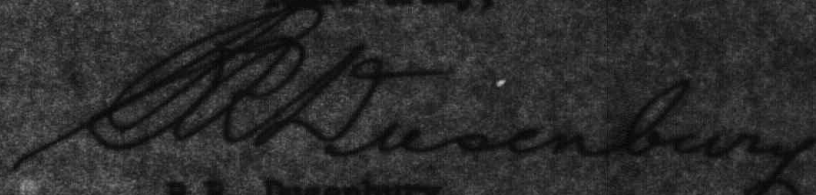
Please forward two(2)\$500.00 Dominion of Canada Bonds as attached to the Imperial Bank of Canada, Vineland Station, Ontario, for free delivery as follows:-

- (1) One Bond to Miso WATANABE, Reg. No. 09393,
Bond No. P7 B0080427 for \$500.00
- (2) One Bond to Banzo WATANABE, Reg. No. 08947
and Miso WATANABE Reg. No. 09393,
Bond No. P. 7 B0059930 for \$500.00

Their address is P.O. Box 1, Vineland Station, Ontario.

Kindly acknowledge receipt.

Yours truly,


H.B. Dusenbury,
Administration Department.

BSD/DD.

cc. to Mr. & Mrs. WATANABE

P.S. Herewith our cheque for \$1.62 to cover your charges in this connection.

Received JUL 5 1945

showing securities

THE ROYAL BANK OF CANADA
VANCOUVER, B.C.



File No. 9875

MEMORANDUM

July 4th, 1946

TO: Accounting Department,

FROM: Mr. Dusenbury,

Re: Miss WATANABE,
Reg. No. 09393

Please release Dominion of Canada Bond No.
P 78005027 for \$500.00 for forwarding to the above named
Japanese at Vineland Station, Ont., as per letter to Royal Bank
of Canada, Hastings & Granville Sts, Vancouver.

END/10.

File No. 9875 & 12834
Reg. No. 09393 & 08947

WISU & Bunzo WATANABE

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 January 11	Balance as per statement sent			
	Valuation of property	15.00		
	Advertising property	4.00		
February 7	T. H. Shimokura - account paid	13.00		
May 23	Dr. W. K. Burwell - account paid	10.00		
September 12	Cheques to you - Feb. - Sept. - 8 mos @ \$100.00	800.00		
December 1	Monarch Life Assurance Co.	236.50		
1945 February 4	Monarch Life - refund insurance policy # 111846		284.00	
March 21	Monarch Life Assurance Co.	45.65		
	Entry of Oct. 14/42 - account paid by I. Ryan - trans- ferred to account of WISU WATANABE	1.50		
		<u>\$1,125.65</u>	<u>\$3,621.72</u>	
				<u>CR \$ 2,496.07</u>
October 20	Charge for Certificate of Encumbrance transferred from Bunzo WATANABE	<u>1.00</u>		
		<u>\$1,126.65</u>	<u>\$ 3,621.72</u>	
				<u>CR \$ 2,495.07</u>

STATEMENT RE SALE OF:

Catalogue No: 100

Street Address: 2594-98 Eton St.
Van. B.C.

Legal Description: 869 T. of H./6675

Name: WATANABE, Misu
Bunso

File No: 9875-12834

Reg. No. 09393-08947

Date of Sale and Adjustments Sept. 1/43

Sale Price \$ 4,250.00

Real Estate Agents Commission \$ 212.50

Charge for Valuation 15.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Superior Vendor~~~~Mortgage~~~~Insurance of Goods~~~~Other Charges~~

Adjustments:

Fire Insurance 8.89

Taxes \$1.02

Water 5.80

235.00 \$ 4,325.71Net Proceeds credited to your account
as at Sept. 1st, 1943

4,090.71

Date: December 11th, 1945.

Compiled by: Mr. George Peters

File 9875/12834 R.P.

Jsg 4/46
 Recd here as general
 statements were made
 before this system was
 established hence this
 lump amount does not appear
 in any annual statement

9875/12834

July 4th, 1946.

Mr. & Mrs. Bunzo WATANABE,
Reg. Nos. 08947 & 09393,
P.O. Box 1,
Vineland Station, Ont.

Dear Sir & Madam:-

We received your undated letter on the 2nd instant requesting that we forward your \$500.00 Victory Bond and the remaining balance at your joint credit here.

We are forwarding the \$500.00 Dominion of Canada Bearer Bond through the Royal Bank of Canada to the Imperial Bank of Canada, Vineland Station, Ontario., as per copy enclosed of our letter of even date to the Royal Bank.

The Bank's charge for forwarding the two Bonds mentioned in our letter is \$1.62, which amount we are charging to the joint account.

The forwarding of your joint balance is receiving our present attention.

Yours truly,

B.R. Dusenbury,
Administration Department.

BED/DD.
Enc 1.

9875

July 4th, 1946.

Mrs. Mitsu WATANABE,
Reg. No. 09393,
P.O. Box 1,
Vineland Station,
Ontario.

Dear Madam:-

We received your undated letter on the 2nd instant, requesting that we forward your \$500.00 Victory Bond and the remaining balance at your credit here.

We are forwarding the \$500.00 Dominion of Canada Bearer Bond through the Royal Bank of Canada here, to the Imperial Bank of Canada, Vineland Station, Ontario, as per copy enclosed of our letter of even date to the Royal Bank.

The Bank charge for forwarding the two Bonds mentioned in our letter is \$1.62, which amount we are charging to the Joint account of yourself and husband.

The forwarding of your personal balance is receiving our present attention.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Enc. 1.

9875

July 4th, 1946

REGISTERED.

Mrs. Mitsu WATANABE,
Reg. No. 09393,
P.O. Box 1,
Vineland Station, Ont.

Dear Madam:-

We received your undated letter on the 2nd instant requesting that we forward the funds to your credit here, also your \$500.00 Dominion of Canada Bearer Bond held in safe keeping here.

By separate letter we have reported to you our action in respect to the Bond.

In regard to your credit balance which is \$271.73 as indicated in our statement forwarded to you on April 17th, 1946, we are enclosing our cheque for like amount, payable to your order.

Usually we prepare a brief report on our administration of the affairs vested with the Custodian in each case, but in view of the necessity of forwarding this balance without undue delay, and of the great number of similar files requiring attention, we are not doing so at this time.

Previous correspondence, statements and reports forwarded to you from time to time, have kept you advised of your affairs coming under our control, and it would appear that with the forwarding to you of our cheque herewith for your entire balance, and the forwarding of the Bond through the Bank, that this may be regarded as closing out the remaining items in our custody.

In order that you may confirm this and acknowledge receipt of the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Encs.2.

9875/12834

July 4th, 1946

REGISTERED.

Mr. & Mrs. Bunso WATANABE,
Reg. Nos. 08947 & 09393,
P.O. Box 1,
Vineland Station,
Ontario.

Dear Sir & Madam:-

Received your undated letter on the 2nd instant requesting that we forward the funds in your joint account, also \$500.00 Dominion of Canada Bearer Bond held here in safe keeping in your behalf.

By separate letter, we have reported to you our action in respect to the Bond.

In regard to your credit balance, according to our last statement on the joint account forwarded to you on April 17th, 1946, it was \$489.31 and we wish to advise that this amount has been reduced by a remittance of \$100.00 as of April 25th, 1946, and also by a charge today of \$1.62 to pay Bank charges for forwarding of the two Bonds to you, thereby making a present balance of \$387.69. We are now enclosing our cheque for this amount payable to your order.

Usually we forward a brief report on our administration of the affairs vested with the Custodian in each case, but in view of the necessity of sending this balance without undue delay, and of the great number of similar files requiring attention, we are not doing so at this time.

Previous correspondence, statements and reports forwarded to you from time to time, have kept you advised of your affairs coming under our control and it would appear that with the enclosed cheque for your entire balance, and the forwarding of the Bonds through the Bank, that this may be regarded as closing out the remaining items in our custody.

In order that you may confirm this, we enclose a stamped addressed envelope for your convenience in replying.

Yours truly,

B.R. Dusenbury,
Administration Department

BRD/DD.
Enc. 2.

9875/12834

July 4th, 1946

The Manager,
Royal Bank of Canada,
Hastings & Granville St.,
Vancouver, B.C.

Dear Sir:-

Please forward two(2) \$500.00 Dominion of Canada
Bonds as attached to the Imperial Bank of Canada, Vineland Station,
Ontario, for free delivery as follows:-

- (1). One Bond to Misa WATANABE, Reg. No. 09393,
Bond No. P.7 B0080427 for \$500.00
- (2) One Bond to Bunzo WATANABE, Reg. No. 08947
and Misa WATANABE Reg. No. 09393,
Bond No. P 7. B0059930 for \$500.00.

Their address is P.O. Box 1, Vineland Station, Ontario

Kindly acknowledge receipt.

Yours truly,

B.R. Disenbury,
Administration Department.

BRD/DD.

cc. to Mr. & Mrs. WATANABE.

P.S. Herewith our cheque for \$1.62 to cover your charges in this
connection.

9875/12834

July 4th, 1946.

Mr. & Mrs. Bunzo WATANABE,
Reg. Nos 08947 & 09393,
P.O. Box 1,
Vineland Station, Ont.

Dear Sir & Madam:-

Re:- Financial Statement

In our letter of January 18th, 1944
we forwarded to you a General statement showing a credit balance
of \$3,337.72. We shall call this Statement No. 1.

We are now enclosing a General Statement
from that balance to a balance of \$2,495.07. This statement we shall
call No. 2.

In our letter to you of April 17th, 1946
we forwarded a statement from the above balance of \$2,495.07 to a
balance of \$489.31. This statement we shall call No. 3.

As stated in our general letter of today,
this balance of \$489.31 has been reduced by a remittance of \$100.00
on April 25th, 1946 and by a charge of \$1.62 for Bank charge in forward-
ing the two Bonds, leaving a present balance of \$387.69.

The foregoing covers your Joint account from
the beginning of our administration to the present time.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Encs. 3.

The Custodian Office
Japanese War Section
506 - Royal Bank Bldg.
Vancouver, B.C.

P.O. Box 1
Vancouver Station
Ont.

EVACUATION SECTION

Rec'd JUL 2 1946

File No. 9875

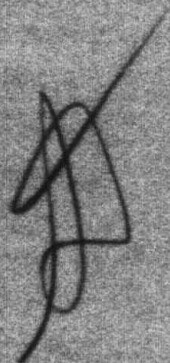
Ans. *referred in case*
Referred *Dusenbury*

Dear Sirs;

I have ~~referred~~ *referred* in case
since May 25th.

Would you release my
funds of \$500⁰⁰ - 900 Victory Loan
Bonds to me as soon as possible.

Yours truly
Mitsuo Watanabe
Reg. No. 09393
FILE No. 9875



9875/12834

9875

May 6th, 1946

Mrs. Miss WATANABE,
Reg. No. 09393,
Greenwood, B.C.

Dear Madam:-

We are in receipt of your letter of the 1st instant inquiring relative to the \$100.00 which you requested in your letter of the 20th ultimo. This is to advise that a cheque for that amount was forwarded to you in our letter of the 25th ultimo and should be in your possession long before now. It was on its way to you when you wrote your letter of the 1st instant.

If you have not received it before this letter arrives please let us know at once so that we can look into the matter.

Yours truly,

BRD/DD.

B.R. Dusenbury,
Administration Department.

The Canadian Office
506 - Royal Bank Bldg.
Vancouver, B.C.

Greenwood, B.C.
May 1st 1946

EVACUATION SECTION	
Rec'd	MAI 1 1946
File No.	9875
Referred	Receivable

Dear Sirs:

I have received your letter of April 11th
with statement enclosed.

I have acknowledged the balance which is
due to us.

I have written to you on April 21st, demand-
ing ^{\$100} ~~the sum of~~ for supporting my family as my
husband has left to reside in host.

I have been waiting for ten days and went
to see about it at Dept of Labor, if any cheque
is to be there, but it is not there yet.

If situation does not permit to take any
funds out of joint account, will you kindly
draw out of my personal account at once.

I am in urgent need now, sum of \$100.

I remain,

Yours truly,

Mrs. Mimi Watanabe

09393

9875/12834

April 25th, 1946.

Mrs. Hieu (Dunso) WATANABE,
Reg. No. 09393,
Greenwood, B.C.

Dear Madam:-

We are in receipt of your letter of the 20th instant requesting that we forward \$100.00 to you, and asking that it be charged to the joint account of yourself and your husband on our books. Ordinarily we could not do this, but we are advised by the Department of Labour, Japanese Division, that your husband has requested that Department to arrange that funds here in which he is interested be forwarded to you. Accordingly we enclose our cheque for \$100.00 to your order, and charging the joint account on our books.

You inquire regarding the balances of your personal and joint accounts, which indicates that you had not received our letter of the 17th instant when you wrote yours of the 20th instant. Ours of the 17th instant contained the statements you asked for.

We shall be obliged for an acknowledgement in due course.

Yours truly,

BKD/DD.
Enc. 1.

B.R. Dusenbury,
Administration Department.

cc. to Dept. of Labour, Japanese Division.

The Custodian's Office
506 - Royal Bank Bldg.
Vancouver, B.C.

Greenwood, B.C.
April 20th, 1946

EXCEPTION SECTION	
Rec'd	APR 23 1946
File No.	72834 + 9275 sub to you
Ans.	
Referred	Discretionary

Dear Sirs;

I wish to advise you that my husband has left to east to realocate on April 19th as scheduled.

Kindly send \$100⁰⁰ as I it is necessary for supporting my family.

Please write in my name so I can cash the cheque right in this town.

Would you kindly advise me what is the balance of cash that is resicuable from my personal account and from the joint account.

If possible I wish to drawn out from our joint account and cheque send in my name.

I remain,

Yours truly,

Mrs. Misu Watanabe
(Bungo)

#08947 + 09393

74-446

25-4-46

Mrs. Sabie (Sept 10/46) approves sending 100⁰⁰ and is forwarding letter of Bungo W. to that Dept in which he requests funds of his be forwarded to his wife.

Greenwood, B.C., 2
April 18, 1946

The Custodian's Office,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

I am scheduled to leave this town on April 19, to relocate in the east. I wish to let you know that I am leaving my family behind in Greenwood.

I authorize you to pay her any amount of money from my funds, whenever she needs it, as she must support the family here.

I remain,

Yours truly,

B. Watanabe.

B
26-4-46

9875/12834

April 17th, 1946.

Mrs. Misu (Dunso) WATANABE,
Reg. No. 09393,
Greenwood, B.C.

Dear Madam:-

We are in receipt of your letter of the 12th instant and have noted the contents. Before taking any action along the lines you suggest in your letter, we discussed the matter with the Department of Labour, Japanese Division, here, the result being that they do not recommend our forwarding the funds in your current account, or those in the joint account with your husband, or the Government Bonds held in safe keeping, at this time.

It is suggested that you take the whole matter up with the local representative of the Department of Labour, there, and ask that he write to his Head office in Vancouver in respect to your present requirements and those of your husband.

As soon as we hear from them and you further, we shall give the matter our prompt attention and consideration.

We are enclosing to you herewith the following:-

1. Statement of your personal account to date.
2. Statement of joint account with your husband.

Please acknowledge when replying to this letter.

Yours truly,

BRE/DD.
Encs. 2.

cc. to Mr. WATANABE.

B.R. Dusenbury,
Administration Department.

NEW MATRABE

File No. 9875
Reg. No. 09393

Date	Particulars	Debit	Credit	Balance
March 4	Payment on property - Principal & Interest Balance outstanding on property Brokerage	\$ 209.91 4.72	\$ 450.00	
April 9	Payment on Agreement for Sale Interest Commission	1.66	246.02 3.98	
May 13	Payment on Agreement for Sale Interest Commission	1.25	99.17 5.25	
June 12	Payment of Agreement for Sale \$100.00, Int \$2.25 Commission	1.11	102.25	
June 26	Balance under Agreement for Sale Cost of deed Application for registering Land Registry Office fees	5.00 2.50 6.73	350.00	
July 21	Mrs. Smith - payment on account of debt owing		5.00	
July 16	Registering deed	13.10		
July 27	Mrs. M. Dougall - payment on account debt		2.00	
October 18	Mrs. Smith - payment on account debt		10.00	
February 7	L. F. Tashimoto - payment of claim	30.00		
August 6	Cheque to you	60.00		
October 23	I. Ryan - payment on account debt		1.50	
November 29	9th Victory Loan Bonds	501.81		
March 30	Monarch Life - premium on policy	45.65		
			11,175.17	

The Custodian's Office
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	APR 15 1946
File #	12824 & 9875
Ans.	
Referred	Deussenberg

April 12th, 1946
Greenwood, B.C.

Dear Sirs;

I have received your letter of March 27th for which we thank you. We will wait until he writes to us and we will not trouble you.

I wish to advise you that my husband ~~is~~ has planned to leave here on April 19th to proceed to East of Rockies. He has arrangements made with Dept of Labor. When he leaves here the family will remain here until he finds the house somewhere in east. Then we have to live on our own and we have no cash with us, so we must depend on the funds which have left with you.

Could you hold the reserved amount of \$768.94 and send balance of funds and Victory Bonds of \$1000⁰⁰. May I ask you to give me full information as soon as possible, as he could not leave here until he finds out clearly. You will get be receiving information through Dept of Labor soon.

J

Yours truly,
Mrs. B. Watanabe
#89474 09393

5129/4/3875/12834

March 28th, 1946.

Mr. Rinkichi TAGASHIRA,
Reg. No. 07988,
P.O. Box 666,
Revelstoke, B.C.

Dear Sir:-

Re:- Claim--- \$150.00- Bunao WATANABE

Since receiving your letter in respect to the above additional claim against WATANABE we have written to him quoting your letter. We have now received a reply in which he disputes owing the above amount.

He suggests that you write to him fully about this item. As is customary in disputed claims they are left to those involved to arrange settlement. Accordingly we shall take no further action in respect to this claim.

Yours truly,

BRD/DD.

 B.R. Dusenbury,
Administration Department.

5129/L/9875/12834

March 27th, 1946.

Mr. & Mrs. Bunso WATANABE,
Reg. Nos. 08947 & 09393,
Greenwood, D.C.

Dear Sir & Madam:-

Re:- Claims - \$430.97 & \$1337.97
Total - \$1768.94 - R. TAGASHIMA & CO.

In view of such correspondence in respect to the above claims, and referring to your recent letter of the 21st instant we are now charging your joint account with \$1403.94 in connection with these claims, and are crediting TAGASHIRA with like amount. This is arrived at as follows:-

Total of above	\$1768.94
less discount	
claimed by you	<u>365.00</u>
	\$1403.94

The discount of \$365.00 which you have claimed will remain for you and TAGASHIRA to adjust between you, as we are reporting to him that we are taking no further action. His address is R. Tagashira, Reg. No.07988, Box 666, Revelstoke, B.C.

Yours truly,

END/DO.

B.R. Dusenbury,
Administration Department.

The Custodian of
Japanese property,
Vancouver, B.C.

March 21, 1946
Greenwood, B.C.

EVACUATION SECTION	
Rec'd	MAR 23 1946
File No.	9875
Ass.	✓
Referred	Queenbury

Dear Sir;

I have received your letter your of early date in March. I have sent both letter to my husband, all this Claim always been mentioned for His and my name, but I don't know much about this business as I have mentioned before.

I have received a reply from my husband against R. Tagashira's claim and the discount.

"My husband has been promised to receive 3% discount, and he believes there is about \$360⁰⁰ to 370⁰⁰ he should receive."

He Mr Tagashira was not only a wholesaler that we had been dealing with. all other wholesalers gave much more discount but as a close friendship we have bought more from him. It ~~seems~~ seems to me he wants to deny what he has promised to and he is just trying to take everything. ^{my husband} He is very angry over this matter.

If he granted the discount we are willing to pay at any time. and we are truly want to make settlement as soon as possible, but if he can not reach to any negotiation we may have to leave

the amount reserved by you as long as Custodian
remains. We have applied to move east and
may we asked to leave, we wish to receive
the balance of the funds and leave the amount
reserved for Tagashira.

We are truly want to make settlement
before we leave,

Kindly haste this matter with Mr Tagashira.

Yours truly
Mrs. B. Watanabe

The Custodian of
Japanese property
Vancouver, B.C.

March 21st 1946.

Greenwood, B.C.

EVACUATION SECTION	
Rec'd	MAR 23 1946
File No.	9875
Ans. ✓	
Referred	Resentbury

Dear Sir:

I'm in reply to your letter of March 9th or 10th.
Re: Claims against R. Tagashira & Co.
Owing larger amount of \$150 ⁰⁰.

I have sent a whole letter to Mr B. Watanabe
as he is away from home about over 200 miles
or more to work, he only returns home once in
two months, therefore I could not reply sooner.
I will mention the matter in below paragraph.

Statement to me ^{dated} March 25 has sent to me
after I left to camp on March 31st. and I believed
that Mr Tagashira has marked the balance of amount
on the statement. This statement shows the balance
marked on that date. I will write the same as
he has stated.

	Bal ord frwd	1062.97
March 30.	Cash Paid	100.00
" "	Cash Paid	200.00
31	Cash Credit 25.00	1,362.97
31	Cash	25.00

1,337.97

This is our last statement.

He my husband mentioned, he believes Mr Tagashira would not leave out such amount. Why couldn't he write us directly about this whole matter before this day, the time has gone too far to remember.

My husband wants Mr Tagashira to show the date, which balance have been left with him, and his statement.

After I see the statement and see the proof, I will accept the payment.

My husband does not deny it as long as he sees everything.

Kindly take this matter quickly as we wish to ~~make~~ settlement as soon as possible,

yours truly,

Mrs. B. Watanabe

9875/5129/4/12834

March 7th, 1946.

Mr. & Mrs. Bunzo WATANABE,
Reg. Nos. 08947 & 09393,
Greenwood, B.C.

Dear Sir & Madam:-

Re:- Claims \$430.97 & \$1337.97
Total - \$1768.94 - R. TAGASHIRA & CO.

On receipt of your authority dated November 19th, 1945 to pay the above claim subject to certain reservations, we wrote to TAGASHIRA suggesting that in view of your contention that you were entitled to a discount that he would accept a lesser amount for a cash settlement. He replied :-

"Of above mentioned claims against party and parties I expect to receive full amount which I filed claim at your office".

On account of your claim for a discount we did not make settlement at that time, and the matter has been in abeyance since. However, we wish now to dispose of these claims and shall be obliged if you will let us know the amount that you feel you are entitled to as a discount on these two claims. We shall give consideration to your answer to this letter, so please state a definite specific amount you claim as discount.

I reply by return mail is requested.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.

9875/5129/4/12834

March 7th, 1946.

Mr. Bunzo WATANABE,
Reg. No. 08947,
Greenwood, B.C.

Dear Sir:-

Re:- Claim \$150.00- R. TAGASHIMA & CO.

We are writing to you today under separate letter regarding the larger amount owing by you and Mrs. WATANABE to the above Japanese. In his reply to the larger claim TAGASHIMA wrote also:-

Re:- Claims against Bunzo WATANABE \$150.00 more than preceding mentioned claims

I found that Mr. Bunzo WATANABE owes me \$150.00 more than amount of the claim preceding. It is because he gave me a cheque for \$250.00 which could not be cashed at that time because of shortness of funds. Months later he gave me \$100.00 bond as part payment of the \$250.00 cheque therefore he owes me \$150.00 more to cover that \$250.00 cheque.

Please let us have your comments on the foregoing in a separate letter, so that we shall know definitely regarding this further claim of his.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRL/DD.

COPY

for 9875

Mr. B.R. Dusenbury,
Administration Dept.,
Office of the Custodian,
506 Royal Bank Bldg.
Hastings & Granville,
Vancouver, B.C.

Box 666,
Revelstoke, B.C.
Nov. 10th, 1945.

✓
Dae

Dear Sir:-

Re:- Claims Misue WATANABE
Bunso & Misue WATANABE

Received your letter of November 29th, 1945.

Of above mentioned claims against party and parties I expect to receive full amount which I filed claim at your office. I am sure their real estate which they did own at that time before its liquidation, it was worth more than 3 or 4 thousand dollars. If your office had handled properly I am sure you would agree to my opinion.

Re:- Claims against Bunso WATANABE \$150.00 more than
proceeding claims.

I found that Mr. Bunso Watanabe owes me \$150.00 more than amount of the claims proceeding. It is because he gave me a cheque for \$250.00 which could not be cashed at that time because of shortness of fund. Months later he gave me \$100.00 bond as part payment of the \$250.00 cheque, therefore he owes me \$150.00 more to cover that \$250.00 cheque.

I expect from your office full protection.

Yours truly,

"R. TAGASHIRA"

original on file
5/29/3

9875/12834

December 4th, 1945.

Mr. & Mrs. Bunzo WATANABE,
Reg. No. 08947 809393,
Greenwood, B.C.

Dear Sirs:- Re:- Dominion of Canada Bond-\$500.00

As per your request through the Department of Labour Japanese Division, we have purchased for your account Dominion of Canada Bearer Bond amounting to \$500.00, interest payable March and September of each year. We have received the bond for that amount and are holding same in safe keeping on your behalf.

Yours truly,

BRD/DD.

 B.R. Dusenbury,
Administration Department.



DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION	
Re: NOV 26 1945	
File No: 9875/1283 + Jan	
Ans.	
Referred	Deputy

360 Homer Street,
Vancouver, B. C.
November 25rd 1945

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

Attention Mr B. R. Dusenbury

Dear Sir,

Re Mrs Mitsu WATANABE #09393
Bunzo WATANABE #08947

9875
12834

Referring to our telephone conversation of this morning we shall feel obliged if you will arrange for the purchase of Victory Loan Bonds in the amount of \$1000.00 through the Canadian Bank of Commerce Greenwood on behalf of the above named, \$500.00 of the purchase money to be drawn from the account of Mrs Watanabe and \$500.00 from the joint account of Mr and Mrs Watanabe, these Bonds to be held by your office on behalf of the above named.

Yours truly,

M. L. Brown
Office Manager.



DEPARTMENT OF LABOUR
JAPANESE DIVISION

EVACUATION SECTION	
Date	NOV 23 1945
File No.	9875/12834
Ans.	
Referred	Dusenbury

360 Homer Street,

VANCOUVER, B. C.

22nd November 1945.

Attention: Mr. B. R. Dusenbury.

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

Dear Sir,

Re: Mrs. Mitsu WATANABE, #09393
Bunzo WATANABE, #08947
Your File Nos. 9875/12834

We now enclose the authority of Mr. and Mrs. WATANABE for settlement of the claim lodged against them. We also enclose a copy of a memorandum which accompanied the form.

We have already informed our Greenwood Supervisor that in all probability Mr. and Mrs. WATANABE will have no available funds for investment in Victory Loan Bonds.

Yours truly,

M. L. Brown,
Office Manager.

MBB/GM
Enc.

9875/12834-
92395.07 Joint 9c

9875-
819.19 P/a

24-11-45

B

Greenwood, B.C.

Date: *November 19TH 1945.*

TO:

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

Dear Sirs:-

Re:- R. Tagashira & Co.,
Claims \$430.97 & \$1,337.97
Total - \$1,768.94

This will be your authority to reserve
from our joint account on your books the sum of \$1,768.94
to pay the above named claims on the understanding that
we shall have a reasonable time to secure a discount from
this amount from Mr. Tagashira before you make payment
to him of the sum of \$1,768.94 or a lesser amount if he
agrees to the discount.

Yours truly,

B. Watanabe
File No. 12834, Reg. No. 08947

Shizu Watanabe
File No. 9875, Reg. No. 09393

*Forwarded in
our letter of August 1945*

5129/3-9675/12834

November 29th, 1945.

Mr. Rinkichi TAGASHIRA,
Reg. No. 07988,
P.O. Box 666,
Revelstoke, B.C.

Dear Sir:-

Re: Claims - Misue WATANABE - \$1337.97
Bunzo & Hiya WATANABE - 430.97

The assets of Mr. & Mrs. WATANABE have been liquidated and the funds arising from the liquidation have been comparatively small.

The above claims aggregating \$1768.94 have been the subject of considerable correspondence. The WATANABES claim that payment was to be postponed until after the War and that they were to receive from you a discount from this amount. In view of these differences between you and them, it may be advisable for us to forward any funds they may have here, to them, and leave the settlement of these claims to be arranged between you direct. In the meantime however, the WATANABES wish us to ask you what is the least you will accept in cash, as full settlement of these claims at this time?

An early reply is requested.

Yours truly,

BRD/ED.

B.R. Dusenbury,
Administration Department.

*AMM
forwarded*

9875/ 12834/5129/3

November 8th, 1945.

Mr. & Mrs. Bunso WATANABE,
Reg. Nos. 08947 & 09993,
Greenwood, B.C.

Dear Sir & Madam:- Re:- Claim \$1762.94 R. TAGASHIRA & Co.

Please refer to our letter of the 3rd August last addressed to Mrs. WATANABE in respect to your joint account on our books and also to form letter of authority contained therein for your signatures and return.

We are holding the above amount against your funds on hand with the Custodian. You have agreed that this amount is correct, but requested that we give you time to secure from TAGASHIRA an admission of certain credits that you claim you are entitled to receive from him, thereby reducing the amount. You have had ample time to take the matter up with him and obtain his final decision. Therefore we shall expect to hear from you promptly, with the form sent you in August duly signed by both of you, if you agree.

Under separate letter we are forwarding to you our cheque for \$100.00 from your joint account. However it is most important and desirable that we dispose of the above claim one way or another before releasing any more of your funds. Please do not delay in replying to this letter.

Yours truly,



B.R. Dusenbury,
Administration Department.

BRD/DD.

9875/12834

November 8th, 1945.

Mr. & Mrs. Bunso WATANABE,
Reg. Nos. 08947 & 09393,
Greenwood, B.C.

Dear Sir & Madam:-

As per request of the Department of Labour, Japanese
Division of the 5th instant, we enclose to you herewith our cheque for
\$100.00 payable to your order for winter clothing and optical treatment
for your children. We are charging your joint account with this amount.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Enc. 1.

cc. to Dept. of Labour, Japanese Division,

9875

August 3rd, 1945.

Mrs. Misa WATANABE,
Reg. No. 09393,
GREENWOOD, B.C.

Dear Madam:- Re:- Your personal account with the
 Custodian

On the 18th of January 1944, we forwarded to you a statement of your personal account showing a balance of \$927.69 to your credit on our books.

On the 12th of July 1944 we forwarded to you a statement beginning with the above balance, and showing a credit of \$284.00, the amount of a refund of premium on Policy No. 111846. This amount should have been credited to the joint account of yourself and husband, because it was originally charged to that account, (included in charge of \$522.90, see Dec. 6/43 joint account). We are now charging your personal account and crediting the joint account with \$284.00. This will leave your personal account with \$897.69 as of this date.

Yours truly,

BRD/DD.

B.R. Eusebury,
Administration Department.

Greenwood, B.C.

Date:

201

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

Dear Sir:-

Re:- R. Tagashira & Co.,
Claims \$430.97 & \$1,337.97
Total - \$1,768.94

This will be your authority to reserve
from our joint account on your books the sum of \$1,768.94
to pay the above named claims on the understanding that
we shall have a reasonable time to secure a discount from
this amount from Mr. Tagashira before you make payment
to him of the sum of \$1,768.94 or a lesser amount if he
agrees to the discount.

Yours truly,

File No. 12834, Reg. No. 08947

File No. 9875, Reg. No. 09393

*Original
returned signed
dated Nov 19/45*

A

9875

Mrs. Mitsu WATANABE,
Reg. No. 09393,
Greenwood, B.C.

August 3rd, 1945.

Dear Madam:-

Referring to your letter of 24th of
July last, in respect to our forwarding to you the
sum of \$80.00 for the procuring of teeth by you,
we are enclosing to you herewith our cheque for that
amount. We are charging your personal account accordingly,
with \$80.00.

Yours truly,

BRD/DD.
Enc.

B.S. Duesbury,
Administration Department.

cc to Department of Labour, Japanese Division.
Approved by Mrs. Scobie per phone.

The Custodian of
Japanese Evacuation Sec,
Vancouver, B.C.

File
9875

EVACUATION SECTION

Rec'd JUL 11 1945

File No.

Ref

Referred Dusenbury

Dear Sirs;

In reply to your letter of April 20th,
and June 9th, regarding payments against
R. Tagashira's Claim.

My husband has been away very
far, therefore I could not reply very soon.

In regard to R. Tagashira's claim,
Mr B. Watanabe has quoted this matter
to Mr. Tagashira last year, but we have
not received any reply, and therefore we
could not give any definite reply to you.

We ourselves often meet hardship
and wish to receive the funds, but until
we receive any reply from him we can not
accept payments.

Please mention this ^{matter} to Mr. Tagashira
from your office as we are awaiting his
reply. His whole account is stated as
correct on your registered form but he
has some promise with Mr Watanabe
since before evacuation. We are not
trying to object payments but we wish
him to make discount as he has said.

I have met Mr Cowdrell supervisor here, to have some funds send as I'm in badly need. I have been waiting since last April but I thought you do not release until we reply to your request.

If we could not meet any agreements with Mr Tagashira, we must have amount of his claim hold by you, and we wish you to release credit balance to us.

~~We~~ May^{we} plan to go eastward in near future then would you release all the funds to us which is due to us?

At present time I wish you to remitt \$100 immediately, as I need to put in false teeth. I have explained this to Mr Cowdrell some time ago.

Please remitt the amount I have requested and every month until I am we move from here, I remain,

Yours truly,
Mrs B. Watanabe.

Reg. # 08941 & #09393
File #12834 & 9875

12534 & 9875

April 12, 1945

Mr. & Mrs. Bunso WATANABE,
Reg. Nos. 08947 & 09393,
Greenwood, B. C.

Dear Sir & Madam:

In connection with Rinkichi TAGASHIRA's claims against Bunso WATANABE for \$430.97 and Misu WATANABE for \$1,337.97, you acknowledge that these are correct but state that TAGASHIRA promised to allow them to remain in abeyance until the end of the war. TAGASHIRA advised us that in view of the fact that your property has been sold and the proceeds credited to your accounts, he should therefore be paid the amount owing.

As the Custodian is reserving the above amounts in your accounts to take care of TAGASHIRA's claims, we would suggest that it would be advisable to pay up the claims now.

Would you please favour us with your comments in this regard.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

12834
9875

March 17, 1945.

Mrs. Mitsu WATANABE,
Registration No. 09393,
GREENWOOD, B. C.

Dear Madam:

Re: Monarch Life Policy #P111846

As requested in your letter dated March 7th signed by yourself and your husband, we wish to advise that we have paid the premium of \$45.65 due March 1st under your above numbered policy. The premium has been charged to your joint account with the Custodian.

For your information, we are enclosing herewith a copy of our letter of today's date to the Insurance Company.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

12834

November 28, 1944.

Mr. and Mrs. Bunso WATANABE,
Reg. Nos. 08947 and 09393,
GREENWOOD, B. C.

Dear Sir and Madam:

Re: Monarch Life Pol. #N104754
Bunso WATANABE

As requested in your letter of November 20th we wish to advise that we have paid the premium of \$236.50 due October 28th, under Mr. Watanabe's above numbered policy. This amount has been charged to your joint account with the Custodian.

For your information we are enclosing herewith a copy of our letter of today's date to the Insurance Company.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

9875
12834

October 31, 1944.

Mrs. Mitsu WATANABE,
Registration No. 09393,
GREENWOOD, B. C.

Dear Madam:

Re: Monarch Life Pol. #N104754
Bunzo WATANABE

We have received your letter of October 28th asking us to pay the premium of \$236.50 due October 29th under your husband's above numbered policy. As your funds are in a joint account with your husband it will be necessary that he send us written authority as well as yourself to make this payment. As soon as we receive this letter from your husband we will deal with this matter further.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

9875

September 29th, 1944

Mrs. Bunso WATANABE,
Reg. No. 09393,
Greenwood, B. C.

Dear Madam:

Referring to your letter of September 28th, the difference of \$4.00 in your account is a charge in connection with the advertising of your property for sale. Please note that the Custodian does not make any charge for the administration of your affairs.

We have received a letter from the B.C. Security Commission that for the present we are not to send you any further funds.

We would suggest that you come to a settlement with R. TAGASHIRA in regard to his claims.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

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

Greenwood, B.C.
Sept 28, 1944

EVACUATION SECTION	
Rec'd	SEP 29 1944
File No.	12834-9275
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sirs:

I have received a cheque for \$100⁰⁰ being remittance for September.

When I received a cheque for \$200⁰⁰ in August you have stated the balance of \$2599.72. But this time after deducting \$100⁰⁰ for September, the balance have been deducted to \$2495.72.

Please explain what have you deducted for, as our balance is getting lower, and we must have every dollar to keep sufficient for future re-establishment.

We have been instructed from B.C. Security Commission upon the matter of funds. We wish to leave the funds as much as we can. But we doubt that funds will be getting less without knowing.

We demand an explanation whether the funds will remain with you the way it is now or you will be deducting so much for certain times, or do you deduct for remittance.

My husband (Bunzo Watanabe) has been home when we received a cheque for September, and he was very anxious about this deduction. We are very anxious to hear from you.

We are expecting an reply from Mr. R. Tagashira but we have not ^{heard from him} reply yet. We trust he will write to you at same time when he write to us. Therefore we will not accept payments to him until we hear from him.

Hoping to hear from you soon,

Yours truly,

Mrs (Bunzo) Miss Watanabe

Reg No. 08947 + 09393.

C
O
P
Y

Greenwood, B. C.
September 19th 1944

Mr M.L.Brown,
Office Manager,

Re Bunzo WATANABE #08947
Misu WATANABE #09393

Replying to your memo of September 14th regarding monthly remittances of \$100.00 from the Custodian to the above named, we have now interviewed Mr and Mrs Watanabe in regard to the claims against them which have been filed with the Custodian.

The Watanabes agree that the claims, as set out in the Custodian's letter of September 11th, are in order but request that settlement of these claims be withheld pending further negotiations between Mr Watanabe and Mr Tagashira. The Watanabes feel that they are entitled to certain deductions in these claims. Pending settlement of this matter, however, they agree that they will not require any further monthly remittances for the time being, and in the event that they require extra funds, will ask for their requirements to be sent them from time to time. The monthly remittances from the Custodian may, therefore, be terminated.

D
3-8-45

(sgd) D. Mactavish
Supervisor.

9875 & 12834

September 11th, 1944

B.C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M. L. Brown

Dear Sir:

Re: Bunso WATANABE - #08947
Misu WATANABE - #09393

In connection with your approval of sending \$100.00 per month to the above parties, we wish to point out that in their joint account they have a credit balance of \$2495.72 and that Mrs. Misu WATANABE has in her own account a balance of \$1181.69, but claims have been filed by Rinkichi TAGASHIRA against Bunso WATANABE for \$430.97 and Misu WATANABE for \$1337.97.

The Watanabes acknowledged these claims but stated that TAGASHIRA agreed to hold them over until the end of the war--this TAGASHIRA denies and states that he only agreed to hold them until their real estate was disposed of.

Considering the above claims, do you still wish \$100.00 per month sent to the Watanabes.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

husband's earnings is not sufficient at every month. I must have a little cash in my hand for covering the expenses.

I have been anxiously waiting for Mr. R. Sagashira's letter to meet an agreement. I will write to you as soon as I receive an reply whether good or not. The amount you will hold against Mr. R. Sagashira will still leave quite a lot of funds, therefore I trust you could well send a cheque as soon as possible.

I must take my daughter to Penticton Hospital as soon as I can as she needs to recover her strength before she can go back to school. I have made all the arrangements to go there but I have not enough cash with me. The Company where my husband works will pay half of operation, therefore I figured \$25.00 for operation, and I hope this will be true.

Please send a cheque as soon as possible,

Yours truly,
Mrs. M. (Betsy) Watanabe
Reg # 08947 + 09293

MEMORANDUM

August 7th, 1944.

The Assistant Secretary
Public Administration Department

Re: Mr. James W. HANCOCK, Reg. 100000, File 10001
and Mr. James W. HANCOCK, Reg. 100000, File 10001

It is requested you have a note in this regard
to Mr. HANCOCK and in connection with an agreement for
lease. Will you please note that this matter was closed
as the property was sold and your note in this case
should not be considered.

P. HANCOCK

Enc. 1

206 Royal Oak Bldg.
Vancouver, B.C.

EVACUATION SECTION	
Date	JUL 11 1944
File No.	4775
Re	Mr. [illegible]
Referred	Mr. [illegible]

Burnaby, B.C.
July 8, 1944

Dear Sirs:

I received your letter of late June referring payments to the claim of H. Tagashira & Co.

I have sent that letter to my husband where he works, as he does not return home for a whole month. My husband will write to Mr. Tagashira to meet some arrangements, as soon as we receive reply from him we will advise you to pay him and you will hear from Mr. Tagashira for same.

Also I wish you to advise me what is my credit balance is, as your report shows credit balance \$927.69 also refund cheque from Monarch Life Assurance Co. \$284.00 will be

● Total of Credit balance \$1211.69

But often my figure is deferred from yours. Please advise what is my credit balance.

9875

June 29th, 1944

Mrs. Nisu WATANABE,
Reg. No. 09393,
Greenwood, B. C.

Dear Madam:

In connection with R. Tagashira's claim against you for \$1337.97, and which you advised us that you had made arrangements with TAGASHIRA to leave in abeyance until after the war, we have now heard from TAGASHIRA and he states that while you did not have any money he was agreeable to let matters stand, but if your real estate has been sold and you are in funds, he is demanding payment of his account.

Will you kindly advise us if the amount of the claim is correct, and if so, authorize us to pay it from your balance.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

9875
12834

June 16, 1944.

Mrs. Misu (Bunzo) WATANABE,
Registration No. 09393,
GREENWOOD, B. C.

Dear Madam:

In reply to your letter of June 9th regarding Monarch Life cheque for \$284.00, we wish to advise that we credited your own account No. 9875 in this office with this amount, instead of your joint-account with your husband as previously stated in our letter of February 4th.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

5129/2, 9875 & 12634

June 14th, 1944

Mr. Hinkichi TAGASHIRA,
Reg. No. 07988,
Revelstoke, B. C.

Dear Sir:

In connection with your claims against
Nisu WATANABE for \$1337.97 and Bunso WATANABE for
\$430.97, we have received a letter from them
stating that you have agreed to wait until after
the war for settlement of these accounts.

Unless we hear from you by June 30th
we will take it for granted that the arrangements
as stated by the WATANABES is correct.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

The Custodian's Office
506- Royal Bank Bldg,
Vancouver, B.C.

Greenwood, B.C.
June 9, 1944

EVACUATION SECTION	
Rec'd JUN 12 1944	
File No. 9875-12834	
Ass. M. J. (10)	
Refused	as to return

Dear Sirs:

I have just checked over our accounts and found out an error in our credit balance of our joint account.

I have been advised from you on Feb 3, 1944, that you have received refund cheque from Monarch Life Assurance Co for \$2,800.00. Also I have been notified from Assurance Co, for same. But this amount has not included into our credit balance.

● Please check it over and advise us as soon as possible, as this matter should not be neglected. We are hoping to hear from you soon,

Yours very truly,

Mrs (Bungo) Miss Watanabe

Reg. 09393

FILE No. 9875

12834

9875

May 27th, 1944

Mrs. Mitsu WATANABE,
Reg. No. 09393,
Greenwood, B. C.

Dear Madam:

Referring to your letter of May 23rd,
your account has been charged with \$15.00 re-
presenting the appraisal fees in connection with
the sale of your property.

Before any property is sold, we employ
the services of an outside valuator so that your
interests are protected.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

506- Royal Oak Rd.
Vancouver, B.C.

Greenwood, B.C.
May 16, 1944

EVACUATION SECTION	
Rec'd	MAY 18 1944
File No.	9874
Assn.	W. H. H.
Referral	W. H. H.

Dear Sirs,

I received your letter sometime in March, referring two items. I declare myself that I have no chattels remain in Vancouver.

Also I propose you to pay to Dr Keith Burrough the balance of \$10.00 which I owe him.

I have not yet received the cheque from you for May, I am in urgent need that I have been to inquire to Security Commission and found out it is not sent yet, please advise as soon as possible. but if there is any reason you can not send please advise at once. I must make arrangements to the store.

Please advise if you have collect any credit from Mrs N. Dougall of 2615 Cambridge St. Vancouver. I have been notified that you received \$2.00 from them sometime ago. Also there is balance of \$5.00 left by Mrs Smith.

9875 & 12834

February 4th, 1944

Mr. & Mrs. Bunzo WATANABE,
Reg. Nos. 08947 & 09393,
Greenwood, B. C.

Dear Sir & Madam:

As requested in your letter of January 18th we are today crediting the account of Mitsugi Harold SHIMOKURA with \$13.00 and have charged it to your joint account. We have also credited the account of Miss Lily WASHIMOTO with \$30.00 and have charged this amount to Mrs. WATANABE.

In regard to the claims of R. TAGASHIRA & CO. against you both for \$430.97 and against Mrs. Misu WATANABE for \$1337.97, we note that you state that the amounts are incorrect and we will hold the matter in abeyance so that you may endeavour to arrange a settlement with the above Company. ✓

We enclose herewith our cheque for \$100.00 from your balance with us.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

9875
12834

February 3, 1944.

Monarch Life Assurance Company,
801-8 Rogers Building,
Vancouver, B. C.

Dear Sirs:

Re: Policy No. 111846-WATANABE

We wish to acknowledge with thanks your
cheque for \$284.00 being refund of premiums on the
above policy. This amount has been credited to
the joint account of Mr. and Mrs. Watanabe in this
office. We have advised them accordingly.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

9875
12834

February 3, 1944.

Mrs. Misu (Bunzo) WATANABE,
Registration No. 09393,
Greenwood, B. C.

Dear Madam:

Re: Monarch Life Policy No. 11-846

This is to advise that we have received
from the Monarch Life Assurance Company their cheque
for \$284.00, being refund of premiums paid by us on
December 1st, last as we advised you at that time.

The above amount of \$284.00 has been
credited to your joint account in this office. ✓

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

THE MONARCH LIFE ASSURANCE COMPANY

HEAD OFFICE, WINNIPEG, CANADA.



R. F. R. BOREHAM
BRANCH MANAGER

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
DEPARTMENT

801-8 ROGERS BLDG.,
VANCOUVER, B.C.

January 31, 1944.

Office of the Custodian
675 W. Hastings St.
Vancouver, B. C.

9875
12834

re: Policy 111846--Watanabe

Dear Sir:

We received a payment of \$284.00 through your office to pay the arrears under the above numbered contract but in a letter received from the assured she states that it was not the intention to have her policy brought up to date, she wishing her husband's policy reinstated only, and in view of her requesting the Company for a refund of the amount paid we would appreciate if you would forward the attached cheque to her, who according to our records resides at Greenwood, B. C.

Yours truly,

BRANCH SECRETARY.

LAK/MW
Encl.

9875 & 12834

January 10th, 1944

Mr. & Mrs. Bunso WATANABE,
Reg. Nos. 08947 & 09393,
Greenwood, B. C.

Dear Sir and Madam:

Enclosed find our cheque for \$100.00
from your balance with us. We will forward you
in a few days a complete statement of both
your accounts with us.

Would you please advise us that it
will be in order to pay Mitsugi SHIMOKURA the
\$13.00 owing by Bunso WATANABE, and the \$30.00
to Miss Lily WASHIMOTO owing by Mrs. Nisu
WATANABE. We would also ask you to advise us
as to what steps you are taking in regard to
the settlement of the claims of R. TAGASHIRA Co.
against you both.

Yours truly,

G. D. Wilson
Administration Department

ODM/GH

Enc.

January 6th, 1944.

Mr. Bunso WATANABE,
Registration No. 08947,
GREENWOOD, B.C.

Dear Sir:-

Re: Monarch Life Policy No. 104754 - Bunso WATANABE
Monarch Life Policy No. 111846 - Mima WATANABE

We wish to acknowledge your letter of December 10th inquiring about payments made in connection with premiums on the above numbered policies.

In your letter of September 30th you wrote: "In reply to your letter of September 14th upon payments on our life insurance, (a) I request you to pay our premiums as we are unable to do so ourselves. (b) I request you to pay it out from our accounts."

According to these instructions we made payments to the Monarch Life on the above numbered policies Nos. 104754 covering on your life and 111846 covering on the life of your wife. In our letter of December 1st we set out the details of payments made and I will repeat them here.

Policy No. 104754 - 1943 premium	\$236.50
1942 premium (bal.)	1.15
Int. to date -	1.20

These figures were obtained from the Life Insurance Company and the \$1.15 that you question, as you will notice, is the balance of the 1942 premium which apparently had been paid all but that amount.

Policy No. 111846 - 1942 premium	\$133.50
1943 premium	133.50
Int. to date -	17.00
	<u>\$522.90</u>

284.00

If this explanation does not clear the point please write us again or you might communicate directly with the Monarch Life Assurance Company, 470 Granville Street, Vancouver. The other part of your letter of December 10th referring to sale of your property and funds standing to your credit is being referred to the Administration Department.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

Mr. J. H. Jackson
Insurance Dept.
Office of Custodian,
Greenwood, N.C.

Greenwood, N.C.
Dec 10, 1943

EVACUATION SECTION	
Date	DEC 10 1943
File No.	9876
Age	
Referred	Johnson

Dear Sir:-
I acknowledge received your letter of
Dec 1, 1943, stating you have paid the premium
upon policy No. 704754 & 111846.

I have not requested you to pay the premium
upon my policy of No. 111846. Although I must
assume as it has already paid. But for
next premium of 1944, please notify to me before
you do so.

Yours truly,
Miss Watson
Reg. # 07393

9875 & 12834

December 8th, 1943

Mr. & Mrs. Bunso WATANABE,
Reg. Nos. 08947 & 09393,
Greenwood, B. C.

Dear Sir and Madam:

Referring to your letter of November 23rd, enclosed find our cheque for \$300.00 from your joint account.

We are unable to send the amount from Mrs. Misu WATANABE's account with us as her credit balance is \$927.69 but there are claims filed against her for \$1,367.97.

In connection with your claims, we propose to pay Mitsugi SHIMOKURA \$13.00 owing by Bunso WATANABE, and Miss Lily WASHIMOTO \$30.00 owing by Mrs. Misu WATANABE.

We wish you would advise us what steps you are taking with Mr. TAGASHIRA in regard to the claims of the R. Tagashira Co. against Bunso WATANABE for \$430.97 and against Mrs. Misu WATANABE for \$1,337.97.

Your prompt attention to this will be appreciated.

Yours truly,

G. D. Milson

GDM/GH

Enc.

MR A. McALISTER
CLAIMS DPT.,
OFFICE OF CUSTODIAN,
VANCOUVER, B.C.

GREENWOOD, B.C.
DEC 6, 1943

EVACUATION SECTION	
Rec'd	DEC 8 1943
File No.	9875
Ans.	for
Referred	Wilson

Dear Sir:-

Out to you

I received your letter through Administration dept stating sale of property at 2594-2598. 6th St. and mentioned the funds are available in the usual way.

I do not know what means of usual way but I understand amount of debts will be credited to indebted and the balance of funds will be due to us.

I have written to the Custodians office for remittance as we are in urgent need but we had no reply yet.

We have been out of ~~so~~ too many things and the cost is regardless. Since I received the letter of Nov 16th I expected to receive some funds and bought just a few clothing for childrens as they needed very badly and bought on charge. Up to this day we are not mentioned anything about the funds and I am very worried for paying this bill. This bill is about \$60⁰⁰.
amounted

I requested \$300 = remittance for the first remittance as my husband and I both need our teeth put in as we are ruining our health.

Also I was requested to pay the public school fees for education of 6 children in advance but I ~~can't~~ am not able to pay unless I receive the funds. The B.C. Security Commission sent a letter to us and asked refund of \$24⁰⁰ for school fees ^{for Sept + Oct.} even we did not know anything about the sale of property for that time. I will be gladly refund the \$24⁰⁰ to Security Commission as long as I am sure of getting the funds into my hand. Unless I receive the funds from you should I not pay the school fees and neglect the education of the children. I wish you to know that I am not able to pay the school fees from my husband's earning.

I'm paying ~~the~~ all ^{the} house expenses besides grocery bill and there is hardly any money left for children's clothing.

We have been getting wood from Commission for Sept & Oct, also my husband transferred his job to little better earning but still we are hard up. I often wished some officer would come up to investigate the truth.

As soon as our property is sold by force we are requested to pay the education fees. even I have no money in my hand.

If you wish us to do everything on our own, please send the funds as soon as possible. The school fees are requested to pay in advance but I have not paid any yet, as I have no money to pay, and if I don't pay this up we must neglect the education of our 6 children. My husband went to see the school board yesterday and requested them to wait until 19th of this month. So please be sure to send before this date.

I am enclosing postage, if there is some reason you can not release the funds advise to us at once. There should be ^{enough} funds from the sale of my property and ^{from} our joint account.

My husband wish you to send the statement since June 1942 to up to this date.

Please release the funds from my account
for convenience, as I think you can not
release from joint account until we refund
\$2400 to the B. C. Security Commission.

If you can not release ^{the funds} from either
account please advise the reason.

Also I received a letter from my
Insurance Company for payments on my
policy, but I have not requested you
to do so upon my own policy No. 111,846
I can not say if I could keep up this
policy in the future as yet, as we do not
see any hope in our future. I will write
to the Insurance company if I can continue
to pay this policy, so please leave this matter.

I know that I won't get any more wood
from the Commission as so the expenses
will be going up higher and I must get
the funds every month.

Please send the final statement upon
our property since our evacuation.

Yours truly,
Mrs Bungo Watanabe
Reg# 09393.

Dpt of Secretary of State 9875 127-67
Japanese Property 12834 } 7-26-66
Office of Custodian,
Vancouver, B.C.

Greenwood, B.C.
Nov 23, 1943

EV/C	ION SECTION
Rec'd	NOV 26 1943
File No.	9875 + 12834
Ans.	Am Russell Wilson

Dear Sir:-

^{on Librarian's Desk}
We acknowledge the receipt of your letter of Nov 16th, regarding sale of our property at 2594-98 Eton St. We understand the circumstances beyond us and the only of liquidation.

Also I received your letter of Oct 19, & 20th indicating the amount of credit which is standing in our account.

I understand our debts will be credited to debtor and balance will be due to us.

Please remitt \$300⁰⁰ Three hundreds dollar for the first remittance, as we have written to you several times according to this matter.

First. Mr Watanabe & I both have Teeth Trouble and had almost all out. During this coming holiday we have it all out then, replace the false teeth.

Second, we are out of too many things in our clothing, this will take large sum

to cover our large family.

Third, we need extra funds for Christmas needs and to cover the shortage of our living expenses.

I wish ^{you} to release the funds from #9875 (Misa Watanabe) first, then when this is completed, we will get the funds from our joint account. We wish you to pay our debts out from joint account except the one claim against Misa Watanabe.

If this is impossible we wish you to explain the reason and in anyway we wish to get funds from our joint account.

Please make a remittance at once as we are facing hard time getting things we need.

I will write again on how much funds we need monthly,

Yours truly,

Bunzo Watanabe Reg#08947

Misa Watanabe Reg#09393

9875
12834

December 1, 1943.

Mr. Bunzo WATANABE,
Registration No. 08947,
Greenwood, B. C.

Dear Sir:

Re: Policy No. 104754 & 111846
Monarch Life

In accordance with your recent request we have paid from your account with the Custodian the sum of \$522.90 as shown in the enclosed copy of our letter to the insurance company. The above amount has been charged to your joint account with your wife in this office.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

12834 & 9875

November 16, 1943.

Mr. and Mrs. Dunsen WATANABE,
Registration Nos. 06967 and 09393,
Greenwood, E. C.

Dear Sir and Madam:

Ref. Catalogue No. 100
2594-96 Egan Street
Lot 868, Hastings Township

Please be informed that 2594-96 Egan Street has been sold
as of September 1st for the sum of \$4,250.00 which is equal to or 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 insur-
ance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price		\$4,250.00
Less commission @ 5%	\$212.50	
" taxes paid for 1943	<u>85.21</u>	298.71
Net credit to your joint account		<u>\$3,951.29</u>

These funds are available to you in the usual way.

Yours truly,

PHH:MA
cc B. C. Security Commission

P. H. Russell,
Administration Department.

12534 & 9879

November 16, 1943.

Messrs. Horno, Taylor & Company Ltd.,
617 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 100
2594-96 Bion Street
Lot 868, Hastings Township

Enclosed please find commission cheque for \$212.50 payable
to your order and representing 3% of the sale price of 2594-96 Bion Street.

Yours truly,

F. H. Russell,
Administration Department.

FHR:MA
Enc.

9875 & 12834

November 16, 1943.

Messrs. Horne, Taylor & Company Ltd.,
517 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 100
2594-98 Eton Street
Lot 869, Hastings Township

Following the writer's conversation with Mr. Hurdle, we now enclose a letter to Mrs. Marie Delesalle together with the adjustment sheet showing a debit balance of \$92.04, cheque for which you have promised to provide.

You will wish to take up with Mrs. Delesalle substance of our enclosed letter, which for your convenience and hers we have sent in care of yourselves.

Commission cheque in this connection has been ordered and will be sent forward in due course.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Encs.

12834 & 9875

November 16, 1943.

Mrs. Marie Delesalle,
2830 Eton Street,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 100
2594-98 Eton Street
Lot 862, Hastings Townsite

Title to property catalogued as No. 100, 2594-98 Eton Street,
has now been received in your name and is ready for delivery to you together
with assignments of the insurance policies concerned.

Messrs. Horne, Taylor & Company Ltd., have been collecting
rents since the effective date of this sale, September 1, 1943, and they
will account for this to you subject, however, to deduction for adjustments
as shown in the enclosed adjustment sheet. They have undertaken to pay these
adjustments to this office and you will, of course, receive a report from
them.

If you will be good enough to sign and have witnessed the
enclosed receipt for title and insurance policies and will send it to us,
we will either mail to you the title and insurance policies together with
the assignments, or hand them to Messrs. Horne, Taylor & Company Ltd., as
you may desire.

Yours truly,

P.H.R. MA
Sent c/o Messrs. Horne, Taylor & Company Ltd.
P. H. Russell,
Administration Department.

ADJUSTMENTS

As of September 1, 1943 - 122 days to go.

Debit purchaser	
122/365 x \$182.76 taxes for 1943	\$61.02
122/364 x \$ 6.75 water July to Dec.	5.80
Proportion of insurance premiums	3.76)
	5.11)
Registration fees on deed - \$4,250.00	13.00
Proportion of License	<u>1.33</u>
Total debits	\$92.04

Purchaser to receive rentals for period from September 1st, 1943 which have been collected by Messrs. Horne, Taylor & Company Ltd.

7030; 1445;
9675; 12634.

October 25th, 1943.

Mr. and Mrs. Inosuke SARATANI,
Registration Nos. 10455 & 10544,
P. O. Box 333,
Grand Forks, N.D.

Dear Sir and Madam:

Re: \$1000.00 - Inosuke SARATANI

We have your letter of the 21st inst. with enclosure as stated, for which we thank you. We are forwarding the information contained in that letter to WATANABE for his consideration.

As it seems very unlikely that we can do more to effect collection between you and him we are suggesting that he write to you direct and are, accordingly, forwarding him your address.

We shall take no further action at present.

Yours truly,

A. McAlister,
Claims Department.

BHD:DE

7030; 1448;
9875; 14834.

October 25th, 1943.

Mr. Bunzo WATANABE,
Registration No. 08947,
Greenwood, B.C.

Dear Sir:

Re: \$1000.00 - Mr. and Mrs. Inosuke HAKATANI

We received your statement of claim for \$1000.00 against Mr. and Mrs. Isaburo Hakatani in your letter of the 30th ult., being an explanation of the one referred to in your registration form.

However, we did not locate any HAKATANI by the name of "Isaburo" in our records, and hence submitted your claim to Mr. and Mrs. Inosuke HAKATANI instead. Apparently Inosuke HAKATANI has had some dealings with you as he has replied to our letter to him and his wife denying the claim and forwarding copy of a release, which he claims was signed by you.

So that you will be fully advised of what he says we are quoting his letter as follows:

"Referring to the debt of \$1000.00 that I owe Mr. Bunzo Watanabe, I would like to say, its entirely incorrect and I'm not responsible for it.

I had purchased two grocery stores from him in 1930, valued at \$4800.00 then, having paid him \$3800.00 in cash and in 1932 I had surrendered the stores to Mr. Watanabe as I couldn't keep the stores running.

At that time, Mr. Watanabe gave me a note which he had signed, saying that I was free from debts. I'll copy the note on the following page so please understand that I have no obligation to pay him a cent."

We are also sending you copy of note to which he refers in his letter.

In view of what he says it is quite evident that we are unable to do anything more to effect collection and shall take no further action.

Do that you may contact him if you desire to give
below his address, which is as follows:

Mr. Innocent KHALIL
Registration No. 10455
P.O. Box 333
Grand Forks, N.C.

If you and he arrange a settlement please advise
this office.

Yours truly,

V. Heister,
Citrus Department.

WHD:DE
Encl.

October 19th, 1943.

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Dense WATANABE
and
Elsa WATANABE
Lot 869, Town of Hastings,
Plan 6675.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, September 24th, 1943, we
enclose herewith the following documents in connection therewith.

1. Copy of application number 91366-L dated September 24th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 91367-L dated September 24th, 1943, registering the property in the name of Marie Therese Delesalle (Deed).
3. Duplicate of Transmission dated September 4th, 1943.
4. Duplicate of Deed dated September 4th, 1943 - Secretary of State to Marie Therese Delesalle.
5. Certificate of Indefeasible Title number 91367-L dated October 19th, 1943, covering the above property in the name of Marie Therese Delesalle.

DAC:JS
Encs.

12834
9875

October 19th, 1943.

Mr. Benzo WATANABE,
Registration No. 08947,
Greenwood, D. C.

Dear Sir:

re: Accounts Receivable.

Replying to that portion of your letter of the 30th of September last regarding accounts receivable, we wish to say that the following amounts have been collected and have been credited to account No. 9875 on our books.

Mrs. McDonald.....	\$ 2.00
Mrs. Smith.....	15.00
	<u>\$ 17.00</u>

We believe that Mrs. McDonald and Mrs. Smith will complete payment of their accounts.

Our letter to B. Cafe, 2533 Cambridge St. was returned marked, "not at address". The others have not replied.

Yours truly,

A. McAlister,
Claims Department.

END:ND


12834 and 9875

October 19, 1943.

Mr. Bunso Watanabe,
Japanese Registration No. 08947,
Greenwood, B. C.

Dear Sir:

Your letter of the 30th of September has been passed on to us by our Claims Department, and in reply to the last paragraph of your letter we would advise that the amounts standing to the credit of your wife and yourself are as follows:

Mrs. Bunso (Mizu) WATANABE, Account in File No. 9875,
Credit Balance, \$917.69.

Mr. and Mrs. Bunso WATANABE, Joint Account in File Nos.
9875 and 12834, Credit Balance, \$80.18.

In connection with the latter account, in view of the negotiations that are taking place regarding the sale of the property at Eton Street, as soon as the Deed is registered in the new owner's name, which should be in the very near future, a statement will be prepared of the final adjustments made and such statement will give the net amount to be credited to the above Joint Account. We regret, therefore that at this moment it is not possible for us to give you this figure, but as stated, you will be informed as early as possible.

Yours truly,

P. Doust,
Administration Department.

PD:BS

2835-
13831

October 13, 1943.

Mrs. Miss WATKINS,
Registration No. 05393,
Greenwood, B. C.

Dear Madam:

In your declaration with the Custodian
you declared personal property at 2594 Eton Street,
for the use of the tenant, Mrs. Isfeld.

Mr. Isfeld died and the widow moved out.

The agent now informs us that no chattels
remain on the premises. We have no explanation
and must assume that you arranged for their disposal
through Mrs. Isfeld.

Unless we hear from you to the contrary,
we will understand that you realize that we have
none of your personal property requiring protection.

Yours truly,

Geo. B. Spain,
Protection Department.

GBS/HMS

For File No. 9875.

C
O
P
Y

Greenwood, B.C.,
Sept. 30, 1943.

Mr. A. McAlister,
Claims Dept.
Custodian's Office,
Vancouver, B.C.

Dear Sir:

I wish to acknowledge receipt of your letter of July 15th, you may wondered why I have not replied.

I have written the matter particularly to Messrs. R. Tagashira and finally I received reply on Sept. 20th.

I must give up the hope as we could not reach the agreements. But we could not make living by the way we were and Mr. Watanabe had to quit the clerk and had to go where he could receive a little higher wages and I hope we can make a proper living.

I wish to know if you have had any reply from our Claims.

I must reply to your inquiry,
Re Claims against N. Nakatani.

Mr. Watanabe found his name as Isaburo Nakatani, also his wife as Masue or Masuye Nakatani. He was former fisherman at Prince Rupert and we have been going after them quite often.

He is now residing at Grand Forks, B.C. Mr. Watanabe met them both while he visited in that district.

Mr. I. Nakatani and Mrs. M. Nakatani left the note with us signed by both name.

I will forward this note if necessary. Also I wish you to advise us if this note is still valid as this note is made on the year of 1932.

I have determined to leave the funds from the sale of my property in my account until all the debts are cleared from our joint account.

Also I wish you to advise us what is standing there to our credit, from the sale of my property and from our joint account.

Yours very truly,

(signed) B. Watanabe, #08947
per Misu Watanabe, #09393.

12834
9875
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 13th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Dunzo WATANABE and
MIKI WATANABE

Dear Mr. McPherson:

The above named Evacuees are the joint owners of property known as 2394-2398 Eton Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A" Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is \$4000.00. The sale to Marie Therese Delesalle, for the sum of \$4,250.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

The 1943 Taxes have been paid.

A Certificate of Vesting was filed by the Custodian on June 28th, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

Files 9875 and 12834. SATANABE, Kim,
SATANABE, Bunzo.

Catalogue No. 100.

Aug. 5, 1943.

MEMORANDUM RE SALE.

Re: 2594-98 Eton Street, 869, H.T.
Store, Apts. and Dwelling.

TITLE AND ENCUMBRANCES.

Registration of the property in question was only applied for in the joint names of Kim SATANABE and Bunzo SATANABE in July, 1943. At this date there is not on file any confirmation of the completion of this registration. Certificate of Encumbrance showing property in the name of the transferor with vesting of the transferee's interest is on file 12834. A new Certificate of Encumbrance should be ordered for the file. Vesting should show under our filing 36479, but no other cloud on the title is indicated.

It appears from cheque requisition 24/5/43, cheque No. not stated, amount \$202.07, that taxes to the end of 1942 on this property were then paid under cover of letter of the same date.

It appears from tax statement and receipt on file 9875 that 1943 taxes amounting to exactly \$100.00 were paid on 6 July, 1943.

There does not seem to be any reason that transmission and Conveyance should not be prepared at once presuming that Titles and Encumbrances Department is satisfied that the deed to the Sat nabes is registered and subject to the obtaining of a certificate of encumbrance for the file confirming this.

ADMINISTRATION.

Three tenures of this property are on a monthly basis, while one is on a leasehold. Mr. Hurdle of Horne Taylor Co. Ltd. told me on the telephone that the purchaser is buying for an investment and accepts these tenures as they stand. He promised to send a letter formally stating this.

These agents know of no other unregistered interests against this land and undertook to inform us of that by letter. The file discloses no other unregistered interests.

Horne Taylor will prepare an adjustment sheet as of 1st September, which date is agreeable to the purchaser.

They will prepare assignments of insurance policies to be cancelled upon completion of the conveyance to the purchaser.

A duplicate of the original agreement from Woodside to Bunzo Satanabe is on file. Deed was made to Bunzo and Kim by Horne Taylor by reason of a letter from Bunzo to them asking for this arrangement. I would criticise this as being highly informal, particularly as

(over)

PH:MS

Gunsu appears usually to get his life to write his letters for him. Letters signed "Gunsu Nakagawa" per him returned are found. The arrangement is presumably in order and it may be thought that no will be protected sufficiently if chosen names are paid jointly to both. Alternatively, it might be preferred that we have a brief document under seal, acknowledged formally by Gunsu personally, and verified by the affidavit of a witness. This need not hold up the transmission and consequence as it relates only to the disposition of the funds derived from the sale.

9875 and 12834

July 31, 1943.

Horne, Taylor & Co. Ltd.,
817 W. Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 100.

Your letter of the 17th instant written on behalf of Marie Therese Delasalle enclosing cheque for \$425.00 and offer to purchase 2594-98 Eton Street for the sum of \$4,250.00 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 certified cheque for the balance of the purchase price, namely, \$3,825.00.

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.

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

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

Yours truly,

P. G. Shears
Director,

FGS:AS

See Aug 5

Please file

12634
9875

July 15th, 1943.

Mr. and Mrs. Bunzo WATANABE,
Reg. Nos. 08947 & 09393,
Greenwood, B.C.

Dear Sir and Madam:

re: Claims and Debts

We wrote to you on the 13th inst. regarding the claims of R. Tagashira and Company and now wish to refer to the other claims and debts mentioned in your letter of the 5th inst.

It is noted that you stated that No. 2, SHIMOKURA - \$13.00, and No. 5, NASHIMOTO - \$30.00 are correct. Regarding claim No. 3, Grandale Co. Ltd. - \$119.50, we checked with Messrs. Horne, Taylor and Co. Ltd., as suggested by you, and they advised that the account was settled by being assumed by the purchaser. Later in the day the Grandale Co. representative telephoned corroborating the above. Therefore, the claim is cancelled as against you.

Relative to your claim of \$1000.00 against Nisaburo NAKATANI as the name is give in your letter, we wish to say that we do not have a record of that name in our files, and the R.C.M.P. report "Not registered."

We shall, therefore, require more information from you regarding this person in order to assist you in the collection, and shall await your early reply to enable us to do so.

re: Accounts Receivable

We have notified all debtors mentioned in your letter, and shall advise you the result of our action on hearing from them.

Yours truly,

A. McAlister,
Claims Department.

[Signature]
BUNDO

12834
9375

July 13th, 1943.

Mr. and Mrs. Bunzo WATANABE,
Reg. Nos. 08947 & 09393,
Greenwood, B.C.

Dear Sir and Madam:

re: Rinkichi TAGASHIRA

We wish to acknowledge receipt of your letter of the 7th inst. in regard to claims, and particularly with reference to the claims of R. Tagashira & Co.

We shall deal with the other claims and debts mentioned in your letter in a later letter of ours.

We suggest that you write to Tagashira and endeavour to come to some arrangement regarding the payment of his company's claims against you. You are familiar with your dealings with him over a period of years and would have more success perhaps than we would.

His present address is:

Registration No. 07988,
Revelstoke, B.C.

If you write to him and you and he come to any mutual arrangement please advise this office and ask him to do the same.

Yours truly,

A. McAlister,
Claims Department.

~~BRIDE~~

9375

June 25, 1943.

Mrs. Misa (Dumae) Watanabe,
Japanese Registration No. 09393,
Greenwood, B. C.

Dear Madam:

We duly received your letter of the 7th instant enclosing the three copies of the Quit Claim Deed we sent you, these being duly completed, and for which we thank you. We have now issued our vacating certificate, and the Agents handling this matter, Messrs. Horne, Taylor & Co. Limited, will be completing same at an early date.

Respecting the question of sending you funds standing to your credit from the completion of this deal, we found on going through both your file and your husband's file, that there are considerable claims against you both. In these circumstances it has been necessary for us to refer these claims to the Department concerned, and they wrote you fully on the 24th instant on the matter.

Until we hear from you, we regret it is not possible to release any funds to you from the sale of your property.

Yours truly,

F. Dowst,
Administration Department.

PD:BT

9875
12834

June 24th, 1943.

Mr. and Mrs. Bunso WATANABE,
Reg. Nos. 08947 & 09393,
Greenwood, D.C.

Dear Sir and Madam:

re: Claims

We have claims against you lodged in this office as follows:

1. R. Tagashira Co. \$430.97
2. Mitsugi Harold SHIMOKURA 13.00 *Corrected by*

These two claims are against you both.

3. Grandale Limited 119.50 *110.00*

This claim is declared in the Bill of Sale, dated March 31st, 1942, by Mr. WATANABE to May Edith Scott. We are unable to locate the Grandale Company Limited either in the General or Telephone Directory.

4. R. Tagashira Co. 1337.97
5. Miss Lily WASHIMOTO 30.00 *Corrected by*

These two claims are represented as against Mrs. WATANABE.

Our file indicates that Nos. 1 and 4 have been discussed with you, and you have admitted to this office that they are correct. We, therefore, require verification from you of Nos. 2, 3 and 5, and shall await an early reply as to their correctness or otherwise.

In the information form filed in this office by Mr. WATANABE, and dated September 22nd, 1942, he declares as owing to him the sum of \$1000.00 by K. HAKATANI. As we do not have any HAKATANI with the initial "K." you are required to supply us with additional information, if he still owes you and if you wish us to endeavour to collect.

In the information form filed by Mrs. WATANABE in this office, and dated May 22nd, 1942, she declares as owing to her the following accounts:

Mrs. N. Dougall	13.34
Mr. B. Cafe	20.00
Mrs. Towler	12.00
Mrs. Smith	20.21
Mrs. McDonald	7.00

Please advise if these are still unpaid, and if so if you wish us to endeavour to collect in your behalf.

This letter is intended to bring the record of the file up to date, in so far as claims and debts are concerned.

We shall be obliged if you will read carefully and reply fully to all references herein, except Nos. 1 and 4 which do not require further mention by you at this time.

Yours truly,

V. Hovlister,
Claims Department.

~~EX-100~~

12324 and 9675

June 14, 1943.

Attention Mr. H. L. Brown.

The British Columbia Security Commission,
The Dick Building,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Hsiao (Hsiao) KATANABE, Reg. No. 92321

The above has recently sold her interest in a Vancouver property and has at the moment about \$490.00 standing to her credit, and in a few days will have a further \$450.00, the latter representing the balance due to her on completion of the sale of her interest in the property sold.

In a letter dated the 7th of June Mrs. Katanabe has written us as follows:

"I have written to you in my last letter, I'm in urgent need of money. My husband and myself must get in false teeth to take care of our own health, besides, I must prepare clothes for whole family of nine, but cannot be done without any money. Please remit the money as much as you can or the whole amount. We are entirely self-supporter, as you may refer at Security Commission."

In view of the above, it would certainly appear to be inadequate to send the usual \$100.00 to Mrs. Katanabe, and if you are agreeable we would propose in this instance to send say \$250.00 to \$300.00, and make arrangements to send a regular amount not exceeding \$100.00 per month thereafter.

If you are in agreement with the above, will you kindly let us know at an early opportunity.

Yours truly,

P. Doust,
Administration Department.

PD:BT

*Hold -
claim on
file*

MEMORANDUM

Files 9575 & 1254

June 14, 1943.

TO: Mr. Ian Macpherson
FROM: Administration Department.

Re: Mrs. Miss (Dunlop) WATANABE. #29393

With reference to a property of the above, the legal description of which is as follows:

Lots 16 & 17, Blk. 2, N.E. $\frac{1}{4}$, Sec. 48,
H. T., Suburban Lands, Plan 1381,

as Mrs. Watanabe has signed a Quit Claim relating to this property and Horne Taylor & Co. Ltd. have these documents and are ready to send us a cheque for the balance due to Mrs. Watanabe, viz. \$450.00, we shall be glad if you will issue a vacating certificate in connection with your Vesting Certificate No. 35758 of the 15th of February 1943. As we are anxious to complete this matter at the earliest opportunity, your early attention will be appreciated.

P. Douet.

PD:BT

9575 and 12834

June 9, 1943.

URGENT

Mrs. Misa (Rumao) Watanabe,
Japanese Registration No. 09399,
Greenwood, B. C.

Dear Madam:

We duly received your letter of the 29th of May and we have not written you before as we anticipated that you would be forwarding the three copies of Quit Claim Deed duly signed, on the early return of the Notary Public mentioned by you. Will you please note that it is important that you return these documents to us without delay, and as there must be a Notary Public or Solicitor in Greenwood, we shall be glad if you will give this your immediate attention. Nothing can be done in the way of obtaining the \$450.00 mentioned in the Quit Claim until these papers are returned to us.

We note that you wish funds from the disposal of 3072 East 24th Avenue to be kept in a separate account in your name, and this we are arranging with our Accounting Department.

A cheque on account of funds standing to your credit will be sent you during the course of the next few days.

Yours truly,

P. Doust,
Administration Department.

FD:BT

Office of the Custodian,
Japanese Evacuation
Section
Vancouver, B.C.
File No 9875 and 12834

Greenwood, B.C.
June 7, 1943

EVACUATION SECTION	
Rec'd	JUN 11 1943
File No.	
Ans.	
Referred	Druck

9875 - Druck

Dear Sir:-

I am enclosing three copies of Quit Claim Deed signed by myself and witnessed by Notary Public.

I hope this matter on the property Re, Lots 16, 17, 3072 - 24th Ave East shall be completed as soon as possible.

I have written to you in my last letter, I'm in urgent need of money. My husband and myself must put in false teeth to take care of our own health, besides, I must prepare clothes for whole family of nine. But can not be done without any money.

Please remitt the money as much as you can, or the whole amount. We are entirely self-supporter, as you may refer at Security Commission.

This account is required to put in my own name. I of it advised.

Yours very truly,
(Mrs.) Misan Watanabe

Registration No. 09393

9875

May 25, 1943.

Messrs. Horne, Taylor & Co., Ltd.,
517 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Wisu (Bunzo) WATANABE

We thank you for your letter of the 22nd instant enclosing Quit Claim Deed for Mrs. Watanabe's signature, together with statement showing balance due to her. We would advise that we have sent these documents on to the above for her to complete, and as soon as they are returned we will pass same on to you.

Yours truly,

P. Doust,
Administration Department.

PD:BT

9675 and 12834

May 25, 1943.

Mrs. Nisu (Dunso) Watanabe,
Japanese Registration No. 09393,
Greenwood, B. C.

Dear Madam:

With reference to the property at 3072 East 24th Avenue which you originally acquired from Mrs. Scott under an Assignment of Agreement for Sale, and which later was sold by you to the Fransens, and which they in turn sold to Mr. J. F. McGee, we have pleasure in enclosing statement from the Agents handling this matter, Messrs. Horne, Taylor, and Company Limited, from which you will see that the balance due to the Dunman Estate has been paid off in full, and taking into account payments we have received through Horne, Taylor, and Company, there is now an amount of \$450.00 due to you. We will collect this amount from the above firm upon receipt of the enclosed three copies of the Quit Claim Deed duly signed by yourself.

We shall be glad, therefore, if you will take these documents to a Notary Public or Solicitor, so that they may be correctly completed and returned to this office in the enclosed stamped and addressed envelope. You will appreciate that as Mr. McGee is paying off the balance due under this Agreement, the simplest way of handling this matter has been adopted, viz., by the preparation of this Quit Claim Deed. As the above Agents and Mr. McGee are anxious that this matter shall be completed as promptly as possible, we trust you will give this your immediate attention.

Will you kindly advise us if the amounts we have received from Horne, Taylor, and Company in connection with this Agreement, viz., \$486.68 and the \$450.00 we shall receive from them when this matter is completed, should be kept in a separate account in your name, or whether it will be in order for us to place this money in the joint account of your husband and yourself which we keep here in connection with the other property you both own.

Yours truly,

P. Doust,
Administration Department.

PD:BT
Encls.

~~12534~~ and 9875

May 24, 1943.

The City of Vancouver,
Tax Department, City Hall,
453 West 12th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Buxton and Miss HATFIELD

With reference to the property of the above
at 2594 Eton Street, Vancouver, please find enclosed
our cheque for \$202.07, representing the balance of
1941 taxes plus the whole of 1942 taxes and interest
to date, as per account attached.

Kindly return receipted account to this office
in due course and oblige.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Encl. 2

9875

May 20, 1943.

Messrs. Horne, Taylor & Company Limited,
617 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Nisa (Dunso) WATANABE

With reference to the above and the Agreement in connection with 3072 East 24th Avenue, and referring to your letter of March 1st, we understand from our conversation with Mr. Hurdle this morning, that the balance owed to Mrs. Watanabe under the Agreement is now reduced to \$400.00 odd. Your suggestion that Mr. McGee shall now pay Mrs. Watanabe out is one which meets with the approval of the Custodian, and we shall be glad, therefore, if you will prepare a Quit Claim for Mrs. Watanabe to sign and let us have same at your earliest convenience. We authorize you to make whatever may be necessary in the way of registrations etc.

As arranged with Mr. Hurdle, we shall be glad if you will let us have in triplicate statement showing how the balance due to Mrs. Watanabe is arrived at. We trust you will make this statement as clear as possible so that when passing same on to Mrs. Watanabe, together with the Deed for her signature, she will be able to understand exactly the balance due to her.

Thanking you,

Yours truly,

P. Doust,
Administration Department.

PD:BT

HORNE, TAYLOR & CO., LTD.

INSURANCE AND GENERAL AGENTS

MORTGAGES
REAL ESTATE
RENTS COLLECTEDINSURANCE
FIRE MARINE GLASS
MOTOR & AUTOMOBILE817 WEST PENDER ST.
VANCOUVER, B.C.

March 4, 1943.

Dept. Secretary State,
Office of Custodian,
(Japanese Evacuation Section),
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

-Re- Bunzo & Mitsu Watanabe,
File No. 12834 & 9875

We enclose herewith the following papers in connection with sale of business. Bunzo Watanabe to May Edith Scott in exchange for which he received equity in property known as 3072 East 24th Avenue:-

(1) Copy of Bill of Sale dated 31st March, 1942 the original of which was deposited in the Court House April 4th, 1942,

(2) Copy of adjustments statement in connection with this transaction.

You already have copies of all documents for 3072 East 24th Avenue which was put in the name of Watanabe's wife at his request.

Yours faithfully,

HORNE, TAYLOR & CO., LTD.

Per

S. C. Hurdle
P.JSP:B
Encl.

HORNE, TAYLOR & CO., LTD.

INSURANCE AND GENERAL AGENTS

MORTGAGES
REAL ESTATE
RENTS COLLECTEDINSURANCE
FIRE, PLATE GLASS
AUTOMOBILE, ACCIDENT

817 WEST PENDER ST.

VANCOUVER, B.C.

March 1st, 1943.

EVACUATION SECTION	
Rec'd	MAR 2 1943
File No.	12834 +
Ans.	9875
Referred	

Department of Secretary of State,
Office of Custodian,
(Japanese Evacuation Section),
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Attention: Mr. Cramer.

-Re- File 12834 & 9875, Bunzo
& Misu Watanabe: 3072
East 24th Avenue.

We enclose herewith statement of collections on the above property together with our cheque for the balance amounting to \$235.37. You will note from this statement we have paid off the balance owing under Agreement for Sale of the late S. G. Denman and have requested Mr. Caple, Solicitor for the estate, to prepare deed to Misu Watanabe.

Confirming our telephone conversation we hold at present the following unregistered documents to this property:-

- (1) Assignment of Agreement for Sale dated April 1st, 1942, May Edith Scott to Misu Watanabe,
- (2) Agreement for Sale dated April 16th, 1942, Misu Watanabe to Swan Alfred Franzen and Anne Margerithe Franzen,
- (3) Assignment of Agreement for Sale dated January 6th, 1943, Swan Alfred Franzen and Anne Margerithe Franzen to Anne Margerithe Franzen,
- (4) Assignment of an Assignment for Agreement for Sale, Anne Margerithe Franzen to John Franklin McGee.

There is now a balance of \$695.19 due to Mrs. Watanabe under this Agreement and as suggested in our conversation we believe we can place a mortgage for Mr. McGee and pay Mrs. Watanabe out. This would necessitate a deed from Miss Watanabe to John Franklin McGee and a letter from you authorizing us to make all the necessary registrations.

We would appreciate your advising us if this would be agreeable to you and if so, we will prepare deed, Watanabe to McGee, and forward same to you to have completed.

In order to complete your records we enclose herewith the following documents:-

- (1) Copy of Assignment of Agreement for Sale (Franzen to Frazen),
- (2) Copy of Assignment of an Assignment of Agreement for Sale (Franzen to McGee).

Yours faithfully,

HORNE, TAYLOR & CO., LTD.

Per *John A. Purcell*

JSP:B
Encl.

Manager of
Custodian of Japanese Property,
506- Royal Bank Bldg,
Vancouver B.C. 1941

Dear Sir:

20th Feb 1943

Feb 8, 1943

Greenwood, B.C.

EVACUATION SECTION	
Rec'd	FEB 12 1943
File No.	12834-985
Ans.	
Refused	Do not

I am in very difficult position that Mr B. Watanabe # 09947 is not in good health, and he must stop his work for at least several month to recover his ill.

We came here as a self-supporter on account of his work, but now he is in poor health condition that his income will be stopped. We have declared the debts against Mr R. Tagashira of Vancouver B.C. We have request for payments on Insurance Policy also.

Sometime in December of 1942 I had reply from you for our request in upon paying policy.

In your reply it is said the balance is \$102.36 and we wrote to Mr R Tagashira's solicitors to wait for their payments until we have paid up our Insurance Policy, but now I'm in very difficult position I must have some money from our rental and have Mr R. Tagashira's consent to wait over a another month longer than we expected.

In this case if Mr R. Tagashira give us consent should I receive so much of income? If I could not receive any I must ask the B.C. Security Commission to give us the

accommodation and relief until he is able
to go back to work.

Please let us know the address of Mr.
R. Tagashira as Mr B. Watanabe must write
to him directly and have his consent.
Also please let us know if I'm able to
receive a month rental in this case.
We are anxiously waiting for your reply,

Regdm #09947

Yours Truly
B. Watanabe

#09393

Per Mrs B. Watanabe
Greenwood, B.C.

MORTGAGES
REAL ESTATE
RENTS COLLECTED

HORNE, TAYLOR & CO., LTD.

INSURANCE AND GENERAL AGENTS

817 WEST PENDER ST.

VANCOUVER, B.C.

January 27, 1943.

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

Dear Sirs:

-Re- File #12834 and 9875,
Bunzo and Mitsu Watanabe -
3072 East 24th Avenue.

The above property, which is being sold under Agreement for Sale to Franzen, has to-day been sold to John Franklin McGee. Mr. McGee has paid into this office sufficient funds to clear off the balance owing the Denman Estate. As we are now in a position to obtain a Deed for Mrs. Watanabe, we would appreciate it if you would advise us if there is any special procedure, i.e., should Deed be made out in the name of the "Secretary of State of Canada, acting in his Capacity as Custodian."

Yours faithfully,

HORNE, TAYLOR & CO., LTD.

Per

(Miss) Jean A. Pinel

ESF:B

P.S. Would it be possible to have this property deeded to McGee, with a mortgage back to Watanabe containing the same terms as the Agreement. We are asking this as it is what the new owner would prefer.

EVACUATION SECTION	
Rec'd	JAN 28 1943
File No.	28344 767
Ans.	
Referred	<i>[Signature]</i>
FIRE PLATE GLASS AUTOMOBILE ACCIDENT	

HORNE, TAYLOR & CO., LTD.

INSURANCE AND GENERAL AGENTS

MORTGAGES
REAL ESTATE
RENTS COLLECTED

INSURANCE
FIRE, PLATE GLASS
AUTOMOBILE, ACCIDENT

817 WEST PENDER ST.
VANCOUVER, B.C.

January 9, 1943.

EVACUATION SECTION	
Date	JAN 11 1943
File No.	12834 & 9875
Ans.	
Referred	<i>[Signature]</i>

12834
9875

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

Dear Sirs:

-Re- File 12834 and 9875, Bunzo and
Misa Watanabe.

Replying to your letter of December 29th.

We hold no copy of the agreement between Denman and Scott in this office. The original is registered in the Land Registry Office under No. 25645M. The 1942 taxes have been paid. We do not hold tax receipts in this office. The insurance on this property, viz., 3072 East 24th Avenue is covered by Wawanesa policy No. 97141 for \$1,000.00 expiring August 14th, 1943.

The \$12.00 mentioned in your third paragraph was for repairs to the roof at 2594 Eton Street, which is the house. The \$50.00 estimate is for repairs to 2598 Eton Street, the three story building of two suites and one store.

Replying to the fourth paragraph, the only property disposed of by us for the Watanabes was the store operated at 2598 Eton Street, in exchange for which they accepted the equity in 3072 East 24th Avenue, which was later sold to Franzent. The \$100.00 was an amount deducted in the adjustment statement at the time of the sale, and paid to Denman off his Agreement, which amount put the Agreement in good order and increased Watanabes' equity in the property.

We also acted for the Watanabes in the purchase of 2594-98 Eton Street some years ago. As

shown to one of your inspectors, we hold in this office receipt from Watanabe for Deed to this property and also Certificate of Title in name of Woodside, which would be required in the event of his registering Deed.

Regarding the sale of 2598 Eton Street. We are still keeping this property in mind, but with present conditions, there is not much demand for this type of property at the price asked, i.e., \$4,000.00. This is the block only.

Yours faithfully,

HORNE, TAYLOR & CO., LTD.

Ivan Sturges

Per

12834, 9875

December 29, 1942.

Borne Taylor & Co. Ltd.,
517 W. Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: File 12834, Bunso WATANABE, #08947,
File 9875, Hieu WATANABE, (Mrs. Bunso)
#09393.

We acknowledge with thanks your letter of December 19th with enclosures as stated. We note that the sum of \$328.00 has been applied on the assignment of Agreement for Sale Scott to Watanabe, leaving a balance outstanding of \$219.48. We agree that the terms of the undertaking in this agreement must be carried out until the agreement of sale Dorman to Scott, dated September 19, 1942 has been satisfied. We would be glad to be advised when this has been done in order that payments made thereafter under the Fransen agreement will come direct to this office.

At the same time would you please be good enough to furnish us with a copy of the agreement between Dorman and Scott which has been assigned to Watanabe. Also advise whether the 1942 taxes have been paid, and if so, please forward receipt for our files. Further, we do not appear to have any record of insurance on the property at 3072 E. 24th Ave.

In sending forward rental statements in future, items of repairs and deductions would be more easily seen if the two properties numbered 2594 and 2598 could be kept separate. We understand that 2594 Eton Street is a 6 room frame house and 2598 Eton Street is a 3 storey building in which there are 2 suites and 1 store. There is also a garage in conjunction with this property. In your October statement deduction of \$12.00 appears for roof repairs and subsequently a request has been received from a tenant for roof repairs estimated at \$50.00. A note indicating which property has already been repaired would be appreciated.

(over)

NDV/18

V. G. Hartman,
Administration Department

Yours truly,

Thanking you for your attention to this matter,

Referring to numbers 2594 to 2596 Main Street,
you state in your letter of July 25th that the statement
asked you to have this property put up for sale. Please
advise us if any progress has been made in this direction.

In view of the fact that court in claims have
been filed against Mr. & Mrs. Hartman we would request
that you do, as suggested in your letter to this office
dated April 30th, supply us with particulars of all pro-
perty belonging to Mr. & Mrs. Hartman which have been dis-
posed of by you. Would you please also indicate the source
of the \$100.00 item shown in your statement of collections
as April 24th proceeds from sale.

12834
9875

16th December, 1942.

Manarch Life Assurance Company,
275 Granville Street,
Vancouver, B.C.

Dear Sir:-

Attention Mr. Kennedy

Re: Manarch Life Policy #104734

With reference to the premium of \$236.50 due October 29th on the above numbered Policy. Some little time ago you were in the office discussing this with me and you left with no letter dated November 19th from Bunso Watanabe and we also received a letter dated November 23rd asking us to look after the premium as above.

At the present time there are not sufficient funds on hand to take care of the whole premium and I am not yet at liberty even to pay out what we have. We are endeavouring to arrange to at least make a substantial payment on this premium and you will hear further from us in connection with this matter just as soon as possible.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

12834
9075

16th December, 1942.

Messrs. Burns, Taylor & Co. Ltd.,
217 West Pender Street,
Vancouver, B.C.

Dear Sirs:-

Re: Mr. and Mrs. Bunse WATANABE

Our records indicate that the balance owing by Mr. Watanabe amounts to approximately \$266.00, that you have been collecting under an Agreement for Sale and paying monies so received to a previous owner.

At the present time funds on hand belonging to these two individuals amount to \$102.36 and we have received a request from them to apply their funds, if at all possible, towards payment of a premium of \$236.50 on a policy of life insurance held by Mr. Watanabe with the Monarch Life Assurance Company.

This we are loath to do without consulting with you. We may point out that providing you have no objection to our diverting payments toward life insurance for Mr. Bunse Watanabe, with your consent first obtained, we would be aiding Mr. Watanabe in keeping his life insurance in force, thereby contributing towards the protection of your claim. The life insurance policy in question is for \$5000.00.

We would appreciate hearing from you in this connection by return mail.

Yours very truly,

S.M. Gibson,
Insurance Department

RPA:FM

12834
9875

16th December, 1942.

Mr. Ruma WATANABE,
Registration No. 06947,
Greenwood, B.C.

Dear Sir:-

Reference is made to the request embodied in letter dated November 23rd written to us by your wife on your behalf requesting payment of funds on your behalf to the Monarch Life Assurance Company under your Policy No. 104754 on which there was due a premium as of October 29th of \$236.50.

Upon referring to our records we find that although the present credit balance you have with us amounts to only \$102.36, you and your wife have declared to us that you are indebted to R. Tagashira & Company to the extent of \$1762.00. Therefore, before being in a position to comply at this time with your request that we effect payment on your behalf for life insurance, we are communicating with Messrs. R. Tagashira & Company's Solicitors to ascertain whether or not they have any objection.

After receiving a reply from R. Tagashira & Company we shall be happy to advise you further.

Yours very truly,

S.M. Gibson,
Insurance Department

RPA:FW

HORNE, TAYLOR & CO., LTD.

INSURANCE AND GENERAL AGENTS

MORTGAGES
REAL ESTATE
RENTS COLLECTED

INSURANCE
FIRE, PLATE GLASS
AUTOMOBILE, ACCIDENT

817 WEST PENDER ST.

VANCOUVER, B.C.

November 23, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 24 1942

Japanese Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

Dear Sir:

-Re- File No. 9875 - Watanabe.

We have to acknowledge your letter of the 19th inst. Replying to the first paragraph. In accordance with instructions contained in your letter to us of June 26th, we have been making collections under an Agreement for Sale and paying the monies so received to a previous owner. The balance originally owing by Watanabe was approximately \$545.86. To-date we have collected \$285.00 and after deducting collection charges have paid \$279.00 on account of this indebtedness.

With regard to the second paragraph. If you will check our September statement, you will note Mrs. Jolleys paid her rent in advance. ✓

Yours faithfully,

HORNE, TAYLOR & CO., LTD.

Per

John L. Purchase

JSP:B

OK
Re: Jolleys
properly

9875

November 19th, 1942.

Messrs. Horne & Taylor,
817 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Hiron Buzzo NATANABE

You are aware that Buzzo Natanabe had an Agreement for Sale of his house, and we understand there is a balance owing him of approximately \$1,450.00, payable at the rate of \$35.00 per month. Of this balance we understand Natanabe owes about \$500.00 to the previous owner, in reduction of which debt he was up to the time of evacuation applying monthly payments of about \$35.00. Would you kindly let us know what is the present position regarding this matter and whether any payments have been made since June.

In your rental statement recently to hand we observe that no rent is shown as being received from Mrs. Jolley who rented one of the suites at \$16.00 per month. If this suite is untenanted, we shall appreciate your endeavoring to secure another tenant at the earliest opportunity.

Thanking you,

Yours truly,

F. Doust,
Administration Department.

PD:BT

12/17/42
Reference to 17 Dec 2
12/16/42 11/14 Acct 48
1/6 1/2 Jim
3072-824
A
not should property

Don St
prop