

10734

*W. L. Clark
Realty Co.*
REAL ESTATE

BUREAU POWELL STREET

FILE NO. 10734

**OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: SUMI Katsuyo, (Mrs. Isematsu).

HOME ADDRESS: 1907 W. 4th Ave., Vancouver, B.C.

REGISTRATION NUMBER 05994 SEX: (F). AGE: 41.

OCCUPATION: Dressmaker.

(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: Self. Worked at 2301 41st Ave., Vancouver, B.C. under name of "Sumi Dressmaker". (closed in May).

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Isematsu. (yellow card)

ADDRESS OF WIFE OR HUSBAND: Bridge Lake, B.C.

NAMES OF ANY LIVING CHILDREN: Shizue(F). Hisatoshi(M).

Tsutomu(M). Masemi(M).

ADDRESS OF CHILDREN: Shizue (Yakura) at c/o E.S. Little, Box 623, London, Ont.
Hisatoshi in Japan. Others at 1907 W. 4th Ave.,

AGE OF CHILDREN: 23. 21. 19. 17. Vancouver, B.C.

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

1. LOCATION AND DESCRIPTION: 1907 W. 4th Ave., Vancouver, B.C.

City of Vancouver: Lot 22. Blk 236.
D.L. 526. Title # 31684.

2. BUILDINGS AND OTHER IMPROVEMENTS: 11

1 broom, two storey, frame house, shingle roof.

3. INSURANCE (Give particulars; state where policies are) \$2,000.00

The Halifax Fire Ins. Co. Policy # 29-5056, in owner's possession

4. TAXES (Amount and where payable) \$61.18 Payable to City Hall. 1941 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by Owner, who has placed

the Property in the hands of "J.L. Clark, Realty Co., 2173 4th Ave.,
Vancouver, B.C.

The Agent has rented the house to Mr. C. Green, who will occupy
the house when owner is evacuated.

Agreement not yet drawn up.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Court House, Vancouver, B.C.

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

9. IF FARM LAND STATE CROPS SOWN. None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 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.

1907 W. 4th Ave., Vancouver, B.C.
2 desks, 1 book case and books, 1 mirror, 1 gas heater, 10 chairs,
glass doors, 5 tables, 2 bureaus, kitchen utensils, 2 cabinets, china ware,
2 carpets, 2 lunch boxes, lights, globes, extension wire, 1 electric stove,
clothes rack, 10 picture frames, oil cloth, blinds, roller shades, lumber,
1 wooden box for pounding rice, 300 bulbs, and shrubs.
All these articles will be left at above address, in one room at top
of the house, when declarant is evacuated, and the key will be given to
the agent (J.L. Clark & Realty Co.)

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 16th day of June, 1942.

(Signature)

Kalmyo Sumi

D.M. Chope
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date July 29, 1943.

Our File No. 10734

Full Name SUMI (Katsuyo) Mrs. Isematsu
(Surname in Block Letters)

Registration No. 05994 Male - Female Age Dec. 11, 1900
(check)

Former Address 1907 W. 4th Avenue, Vancouver, B. C.

Date Evacuated June 18, 1942 Naturalized - Canadian-Born - National
(check)

Present Address 228 Palmerston Ave., Toronto, Ont.
87 Mayden St., Toronto 5, Ont. (Feb. 24/45)

Married - Single
(check)

Name of Wife _____

Name of Husband Isematsu - #07228

Name of Mother (Nee' HASEGAWA) Hatsu
(Japan)

Name of Father KADOWAKI, Sanjiro (Dec'd).

Names of Children under 16 _____

See husband's sheet.

Requested by ECT

Registered with Custodian _____
(Yes or No)

Additional Information Dressmaking. Owner of land and house at 1907 - 4th Avenue, West,
Vancouver, B. C.

REAL PROPERTY SUMMARY

JAPANESE NAME: Katsuyo (Mrs. Isematsu) SUMI Reg. No. 05994 File No. 10734.

CATALOGUE NO: 331.

PROPERTY ADDRESS: 1907 West 4th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 22, Block 236, District Lot 526, Group 1, N.W.D., Plans 590 and 3932.

TITLE: Registered in the name of Katsuyo SUMI (Wife of Isematsu SUMI).

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 36315, dated June 7th, 1943.

ASSESSED VALUES: Land \$560.00
Improvements \$850.00 - \$1410.00 Taxes - \$63.28.

CLASSIFICATION: This is a 2 storey 6 room house.
The valuator reports as follows: "This is a 2 storey 6 room house on cement foundation, without furnace, in fair condition, on a car line street. Pemberton Realty Company Ltd., W.G. Moore".

HISTORY OF ADMINISTRATION: This property was leased by J.L. Clark (Rental Agent) to Charles Green on a monthly basis as from June 1st, 1942. Consideration - \$25.00 per month payable in advance. Mrs. Katsuyo SUMI instructed Mr. Clark, before evacuation, that he was to have certain decorating and repairs attended to, and on July 16th, 1942, she paid into his office \$80.00 to apply against the expenses - the balance owing to come out of rent collections.

Rents collected \$430.00, against which were the following charges:

Roof repairs	\$ 7.00
Plumbing repairs	4.00
H.A. Register	8.40
Decorating	77.00
Fumigating	30.00
Insurance	7.50
Water Rates	21.00
Commission	25.50 - \$180.40

\$80.00 of this was repaid by Mrs. SUMI.

SOLD: To James Lawrence Clark and Minnie May Rentfrow as at November 10th, 1943.
Approval of Advisory Committee - November 3rd, 1943.

Funds released to the credit of Katsuyo SUMI as at January 18th, 1944 against which were the following charges: Real Estate Commission - \$61.25, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.35 = \$73.60, leaving a net credit of \$1151.40 from said transaction.

transaction.

Page 2.

File No. 10734.

Adjustments as at November 10th, 1943, to the amount of \$5.12 - Purchasers' share of Unexpired Fire Insurance Premiums, \$8.57 - Purchasers' share of 1943 Taxes and \$1.94 - Purchasers' share of Water Rates - \$15.63, were placed to the credit of Katsuyo SUMI'S account.

The following Fire Insurance Policy:-
Halifax Insurance Co., Policy No. 29-8850 - \$1,500.00, covering on the dwelling, was transferred to James Lawrence Clark and Minnie May Rentfrow as at 2nd December, 1943.

OLD CERTIFICATE OF TITLE

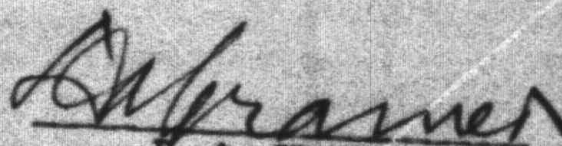
No. 31684-L: Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 95318-L in the names of James Lawrence Clark and Minnie May Rentfrow, was handed to J.L. Clark, 28th January, 1944. His receipt of even date, acknowledging same, is on file.

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

October 17th, 1946.

DAC:JS


D. A. CRAMER.

SUMI, Katsuye
1907 W. 4th Ave., Vancouver, B.C.
Evac. File 10734



Picture Taken April 29, 1943

05994

NAME

SUMI, Katsuyo (Mrs. Isematsu)

FILE
NO.

10734

COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

Halifax Insurance Co.

29-8850

\$1500.00

Nov.

24

1945

1907 W. 4th Ave.
Vancouver, B.C.

Halifax Insurance Co. Policy No. 29-8850 covering the real property at 1907 W. 4th Avenue, Vancouver, in the amount of \$1500.00 was transferred to the new owners of the above property, James L. Clark and Minnie May Rentfrow, as of December 2, 1943.

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

E. Robertson
E. Robertson.

Jan. 16, 1947.

LIABILITY SUMMARY

File No. 10734.

Katsuyo (Mrs. Isomatsu) SUMI
Registration No. 05994.

The above named Japanese declared on her JP Form,
signed 16th June, 1942, that she had no Personal or
Trade Debts.

We can find no evidence of any claims having
been filed against her.

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

October 17th, 1946.


D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 10734

January 16, 1947.

Re: Matsuyo SUMI (Mrs. Isematsu)
Registration No. 05994

CHATELS: A number of chattels were declared by Mrs. Sumi in her JP form dated June 16, 1942, as being left at 1907 W. 4th Avenue, Vancouver. It was later revealed that goods belonging to other Japanese were also stored at the above premises. (See Chattels Summary and Schedule attached).

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

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

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

E. Robertson
E. Robertson.

SUMMARY OF CHATELS

10734	Katsuyo SUMI (Mrs. Isenatsu)	Reg. No. 05994
1565	Choju YAKURA	Reg. No. 01851
14035	Shisuye YAKURA (Mrs. Choju)	Reg. No. 05997
1197	Tomotaro OMOTANI	Reg. No. 06695
11254	Aki OMOTANI (Mrs. Tomotaro)	Reg. No. 06694

On June 16, 1942 Mrs. Sumi declared in her JP form a number of chattels which she was leaving in one top room at 1907 West 4th Avenue, Vancouver. Although the Custodian requested the agent, J.L. Clark, to have an inventory taken of the chattels and same acknowledged by the tenant, our file does not indicate that such a list was made.

The majority of the chattels were removed and sold at Vancouver auction No. 5 on November 10, 1943. No inventory was taken. A memo on file dated November 12th, 1943 lists some goods which were abandoned as being worthless. A few items were sold at Vancouver auction No. 6 on November 25th, 1943 and some books at Vancouver auction No. 57 on December 14, 1945. A memo on file dated November 30th, 1943 states that all chattels were removed from 1907 W. 4th Avenue, with the exception of a table desk left for the use of the tenant, Mr. Green, and a further memo dated December 11, 1944 states this desk was removed and sold at Vancouver auction 521.

On May 29, 1944 Mrs. Sumi inquired about her chattels and at that time advised that a number of the chattels which were stored at the above addressed belonged to some of her friends. The auction sheets covering the goods sold at auction were sent to Mrs. Sumi on June 20th, 1944 and on December 7th, 1944 our Mr. Green requested Mrs. Sumi to endeavor to identify the items belonging to Mr. and Mrs. Yakura, as it was found that they had declared chattels left at Mrs. Sumi's former residence.

In a letter dated February 26, 1945 Mrs. Sumi stated that most of the chattels belonged to her friends and it had been decided that they would have to settle the account between them as best they could. A further letter by Mr. Green dated March 7th, 1945 requested Mrs. Sumi to get in touch with her friends and agree with them as to how much of the proceeds derived from the sale of chattels should be credited to each party. Mrs. Sumi was again written on April 27th and August 1st, 1945, and a reply was received on August 9th, 1945, which letter was signed by the Yakuras and Mrs. Sumi agreeing that the funds be sent to Mrs. Sumi. Mrs. Sumi at this time requested that we forward to her the personal goods we were holding in Custodian storage and accordingly 3 boxes and 4 cartons were shipped via Bosman Storage on September 17, 1945, and Mrs. Sumi so advised by letter dated September 18, 1945.

The balance of the funds in Mrs. Sumi's account were apparently not forwarded in accordance with her request of August 9th, 1945 and on March 7, 1946 Mr. Doust wrote to Mr. and Mrs. Yakura asking them to confirm the arrangement that the funds be sent to Mrs. Sumi for settlement among them. Nothing further transpired until January 15th, 1947 when Miss G. Girard wrote to the Yakuras, the Omotanis (also found to have declared goods at 1907 W. 4th Avenue) and Mrs. Sumi requesting them to confirm the arrangement that we remit the balance of funds in Mrs. Sumi's account to Mrs. Sumi that she might divide them proportionately among those having chattels stored at her former place of residence. The Custodian advised that due to the absence of identification marks on the stored chattels it was impossible for us to separate their chattels. *(Omotanis agreed to funds being remitted to Mrs. Sumi for distribution)*

NOTE: A schedule of the goods declared by Yakuras, Omotanis and Mrs. Sumi and a list of those sold at auction and those abandoned is attached. It will be noted that in the case of the Yakuras and Omotanis, both husband and wife declared similar items.

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

E. Robertson

E. Robertson
January 16, 1947.

May 29/47. Chattel funds released to Mrs. Sumi for proportionate distribution with Omotanis & Yakuras.

CHATELAIN SCHEDULE

Files :

10734	Katsuyo SUMI (Mrs. Isomatsu)	Reg. No. 05994
4565	Choju YAKURA	Reg. No. 01851
14035	Shisuyo YAKURA (Mrs. Choju)	Reg. No. 05997
1197	Tomotaro OMOTANI	Reg. No. 06695
11254	Aki OMOTANI (Mrs. Tomotaro)	Reg. No. 06694

Declared by K. Sumi,
JP form June 16/42
as being left at
1907 N. 4th Avenue.

SOLD AT AUCTION

2 desks
1 bookcase and
books
1 mirror
1 gas heater
10 chairs
Glass doors
5 tables
2 bureaus
Kitchen utensils
2 cabinets
Chinaware
2 carpets
2 lunch boxes
Lights, globes,
extension wire
1 electric stove
Clothes rack
10 picture frames
Oil cloth
Blinds
Roller Skates
Lumber
1 wooden box for
pounding rice
300 bulbs
Shrubs

1 - 7/12/44

Dec. 14, 1945
Nov. 10, 1943
Nov. 10, 1943 (oil stove?)
Nov. 10, 1943 (12)

Nov. 12/43- Abandoned

Nov. 10/43 (4)
November 10/43
November 10/43
November 10/43
November 1943
Nov. 10/43 (1)

Nov. 10/43
November 10/43

Nov. 10/43

Nov. 10/43 (Shelving?)

Declared by G.
Yakura, JP Form
April 21/42, as being
at above address.

1 double bed)
1 mattress)
1 spring)
25 pc. dinner set
2 kitchen chairs
1 writing desk
1 bookcase
books

Nov. 10/43 (double bed, spring)

Nov. 10/43 (chinaware)
Nov. 10/43

Nov. 10/43 (book rack)
Dec. 14/45

Nov. 12/43 43 rolls dis-
(carded)

Linoleum
1 pr. ice skates
1 lawnmower
1 steel roller
3 8" saws
43 asstd. garden tools
900 plants, shrubs, bulbs
in garden.

Nov. 10/43
Nov. 10/43 -axe, tree pruner

CHATTLES SCHEDULE

Page 2

Declared by Shisue
YAKURA, JP Form,
May 1, 1943, as
being at 1907 W. 4th
2 new kitchen chairs
1 violin
1 bookcase
Books
Linoleum
Shrubs, bulbs and
plants in garden

Declared by Tomotaro
OMOTANI, in letter of
June 16/43 as being
left at above address

Doll carriage
Closet for clothes
4 rolls carpet
3 blinds
Coffee Table
Smoker's cabinet
Picture Frame
1 dresser
Mantel-shelf cabinet
2 Japanese Sulo?
School Books (14)
(listed in file)

Declared by Aki OMOTANI
in JP form dated July
9, 1942, as being at
1907 W. 4th Avenue

Kitchenware
Carpet
Blinds
Coffee Table
Chairs
Roller Skates
Smoker's cabinet
Picture Frames
Dresser
Mantel-shelf Cabinet
Bathroom plunger

Auction

Nov. 10/43

Nov. 10/43

Nov. 10/43

Nov. 10/43

Dec. 14/45

Nov. 10/43

Nov. 10/43

Other
Disposition

Declared by husband

Declared by husband

Declared by husband

Declared by husband

Declared by husband

Nov. 12/43 - Abandoned

Declared by husband

Declared by husband

Declared by husband

Declared by husband

Declared by husband

Declared by husband

Declared by husband

Nov. 10/43: Box tools
1 Oxyhealer
3 figures
Coal Scuttle & contents
Inas Decorations
Carton & contents
Lacrosse stick & bat
Brooms & etc.
2 violins in cases
Bust forms
Book rack
Bench
4 small cabinets & paper rack
2 ironing boards
single bed & spring
7 glass windows, glass frame

Nov. 25/43: Settee & Bench
Ladder

(Additional items abandoned
on Nov. 12/43: 4 tables
1 mirror
Some Rods
Stepladder)

ER

10734

May 17th, 1949.

Mrs. Katsuyo SUMI,
Reg. No. 05994,
87 Hayden Street,
Toronto 5, Ontario.

Dear Madam:

We wish to advise that on May 17th, 1949, we shipped to you prepaid, via Canadian Pacific Express, one parcel containing goods which were in our storage.

When said parcel is received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in Vancouver. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/ER

10734

November 21, 1948.

Mrs. Katsuyo SUMI,
Reg. No. 05994,
87 Hayden Street,
Toronto, Ontario.

Dear Madam:

Personal goods now in Custodian storage include one bundle framed and loose photos.

If these items belong to you and you wish to receive them, please inform the Custodian on or before the 31st day of January, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in these goods and will dispose of them at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, kotos, trophies, photographs and papers, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th of June, 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ:NB

Encl. 1

12734
14035 - 4565
1197 - 11254

May 2nd, 1947.

REGISTERED MAIL

Mrs. Katougo SUMI,
Reg. No. 09994,
87 Hayden Street,
Toronto, Ontario.

Dear Madam:

On January 18th, 1947, you were advised that we had standing to your credit in our books the sum of \$66.22. As you are aware, a portion of these funds belongs to Mr. and Mrs. Tomotara OOTANI and Mr. and Mrs. Goro YAKURA.

We have on file a signed letter from Mr. and Mrs. Ootani, in which they have agreed that the above funds be remitted to you for proportionate distribution in connection with their share of the chattel proceeds. On April 2nd, 1947, we wrote to Mr. and Mrs. Yakura advising that it was our understanding they had agreed with Mrs. Sumi that the proceeds from the sale of chattels be forwarded to you for division among those persons who left goods at 1907 West 4th Avenue, Vancouver, and stated that in the absence of a reply from them by May 1st the funds would be remitted to you for settlement among you. As no reply has been received to date we now enclose Custodian cheque in the sum of \$66.22, representing the entire credit in your account with this office, and we now leave it with you to arrange the necessary settlement with the Yakuras and Ootanis. A copy of this letter is being forwarded to Mr. and Mrs. Yakura and to Mr. and Mrs. Ootani for their information.

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

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc. - Custodian cheque \$66.22
- Return envelope
cc - Mr. and Mrs. Yakura, Toronto, Ont.
cc - Mr. and Mrs. Ootani, Crossford, Alberta.

4565
14035
10734

Reg'd Mail

April 2nd, 1947.

Mr. and Mrs. Chujo YAKURA,
Reg. Nos. 01851 and 05997,
87 Hayden Street,
Toronto 5, Ontario.

Dear Sir and Madam:

We wrote to you on March 7th, 1946 and again on January 15th, 1947, regarding the chattels left by you at 1907 West 4th Avenue, Vancouver, which were sold at auction and the proceeds credited to Mrs. Katsuyo Sumi's account.

Our understanding is that you and Mrs. Sumi have agreed that the proceeds from the sale of chattels be forwarded to Mrs. Sumi to be divided between herself and any other persons who left goods at the above address. We are enclosing an extra copy of this letter which we would ask you to sign and return to this office confirming the above understanding. A stamped and addressed envelope was enclosed with our letter of January 15th for your convenience in replying.

In the absence of a reply, however, within a reasonable time, say by May 1st, we shall take it that you agree to the funds being forwarded to Mrs. Sumi, who will divide them proportionately.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. (1)

WE AGREE TO THE PROCEEDS OF THE SALE OF CHATTELS STORED AT 1907 West 4th Avenue, Vancouver, BEING SENT TO MRS. SUMI, WHO WILL DIVIDE THEM PROPORTIONATELY:

Chujo YAKURA, Reg. #01851

Shisuyo YAKURA,
Reg. No. 05997

January 18, 1947.

Mrs. Katsuyo SUMI,
Reg. No. 05994,
87 Hayden Street,
Toronto, Ontario.

Dear Madam:

We wrote you on March 7, 1946 advising you that the balance standing to your credit amounted to \$66.81. We have since sold a few books for \$0.40 and a library table for \$1.01, making your credit balance at present, \$68.22.

While reviewing our files we have noted that Mr. and Mrs. Tomotara OMOTANI, as well as Mr. and Mrs. Choju YAKURA, declared chattels left at 1907 West 4th. Avenue. As previously advised, we suggest sending the balance now standing to your credit and leaving it to you to divide the proceeds of the sale between yourselves.

We have written to the YAKURAs and OMOTANIs asking them to confirm that they agree to this being done. We give you Mr. OMOTANI's address, should you wish to correspond with them in this respect.

C/o Leo Patterson,
Gransford, Alberta.

Yours truly,

F. Matheson,
Office of the Custodian.

CG

File 4566
10734
6/181

January 17, 1947

MEMORANDUM

To: Files

From: C. Girard.

A review of file 4566 has been made and we find that, according to the Auction records, the chattels sold in Vancouver 520 and credited to that file came from 154 West 5th. The number "4566" is the only information we have, but as Chukichi OYAGI does not seem to be the owner, we are transferring the proceeds to Chattel Suspense Account.

OYAGI declared a large quantity of goods at 57 East 5th. but, as he did not reply to our letter in which we advised him that if we did not hear from him within a specified period we would presume he had disposed of them. He did have chattels left with Dr. MIYAKE, which were shipped to him.

The chattels sold in Vancouver 521 seem to have been a part of the lot moved from 154 West 5th, mentioned above and are being transferred to Chattel Suspense Account. The library table, however, has been identified as one moved from 1907 West 4th Ave and belonging to File 4565, Goro YAKURA or 10734 Mrs. Katsuyo SUMI. As all the proceeds of goods sold from 1907 West 4th. have been credited to File 10734 we are transferring this to Mrs. SUMI's account.

CC.

Re: File 10734 - SUMI, Katsuyo (Mrs. Isomatsu)
Chattel Suspense Account - "4566" from 154 West 5th. Ave.

Accounting Department

Charge to File 4566 and credit as follows:

Vancouver 521 - Credit 10734 - Realized: \$2.75 --Less Expenses: \$1.74--Credited: \$1.01	
Credit Chattel Suspense: " \$3.25 " " \$2.11 " \$1.14	\$2.15
Vancouver 520 - Credit Chattel Suspense Account: Realized: \$17.40 --Less Expenses: \$3.42 --Credited: \$13.98	

Transferred, January 17, 1947.

C. Girard

NAME SUMI, Katsuyo (Mrs. Isematsu)

REGISTRATION NO. 05994

FILE NO. 10734

f. 10/17/47

The following chattels were sold by public
auction at 1047 Seymour Street, Vancouver, on December 7, 1944
B.C.

Library Table *Transferred from file 4566* *12/17/47 C-5* *2.75*

Total	(Auctioneer's Fee: \$0.28	\$ 2.75
Less Expenses:	(Advertising: \$0.11	
	(Moving: \$1.35	\$ 1.74
Net Proceeds Credited:		\$ 1.01

Members of Custodian Staff Present.

Mr. Smith

Extracted from Auctioneering List No.

Vancouver 521

Remarks.

1197
11254
19734

January 15, 1947.

REGISTERED

Mr. and Mrs. Tomotaro CHUTANI,
Reg. Nos. 06 95 and 06 94,
C/o Lee Patterson,
Crossford, Alberta.

Dear Sir and Madam:

We enclose herewith our cheque, in the amount of \$1.00, payable to Tomotaro CHUTANI. This represents your balance with this office and is derived from the refund of B. C. Electric Railway Co. Ltd. Security Deposit for light.

Your files have been reviewed and we note that both of you declared chattels at 1907 West 4th. Avenue. All the chattels stored there were sold under the name of Mrs. Matsuyo SUMI, as there were no distinguishing marks of identification. The list of goods sold was sent to Mrs. SUMI but she found it impossible to identify the owners of the items sold. Mr. and Mrs. Chajo MATSUDA also left goods at 1907 West 4th. Avenue and they agree that the proceeds from the sale should be sent to Mrs. SUMI who will divide them proportionately.

We feel sure that you will agree that this is the only way that it is set or can be settled and will confirm this understanding by signing and returning the attached copy of this letter. A stamped, self-addressed envelope is enclosed for your convenience in replying.

We also note that Mrs. CHUTANI declared having left some household furniture at 1642 West 2nd. Avenue, in the care of Mr. Toshio SUMI. The chattels stored at that address have been sold by auction, but, due to the fact that the goods were not marked with the owners' names, it may be some little time before we are in a position to close your file in this respect.

Yours truly,

F. Patterson,
Office of the Custodian.

CG
Enclosures (2)

WE AGREE TO THE PROCEEDS OF THE SALE OF CHATTELS STORED AT 1907 WEST 4th. AVENUE BEING SENT TO MRS. SUMI, WHO WILL DIVIDE THEM PROPORTIONATELY.

Tomotaro CHUTANI

Mrs. CHUTANI.

(Sgd. Copies returned &
filed on 112547 1197)

10734 - 14035 - 4565

March 7th, 1946.

Mr. and Mrs. Choju YAKURA,
Reg. Nos. 01851 & 05997,
67 Bayview Street,
Toronto 5, Ontario.

Dear Sir and Madam:

You are aware of the circumstances under which the chattels left at the premises, 1907 West 4th Avenue, Vancouver, formerly owned by Mrs. K. Sui, were sold by auction, the net proceeds being \$102.96. Some of these chattels belonged to you and we have held in Mrs. Sui's account the sum of \$50.96, which both you and Mrs. Sui agreed should be forwarded to you. This was in August last and due to an oversight this amount was not forwarded.

As we are now closing Mrs. Sui's file and account, will you please confirm by signing the copy of this letter, attached, that it is in order for us to include the \$50.96 in our cheque to her, leaving the actual settlement to be made between the three of you. To ensure your prompt reply a stamped and addressed envelope is enclosed.

Yours truly,

P. Doust,
Administration Department

PD/SH
Enc. 1

WE AGREE TO THE ABOVE ARRANGEMENT:

Choju YAKURA (Mr.), 01851

Shisuye YAKURA (Mrs. Choju)
05997.

10734 - 14035 - 4565

March 7th, 1946.

Mrs. Isomatsu (Katsuyo) SUMI,
Registration No. 05994,
67 Hayden Street,
Toronto 5, Ontario.

Dear Madam:

Re: Catalogue No. 331
1907 W. 4th Ave., Vancouver, B.C.
Lot 22, B.L. 236, D. L. 526.

With reference to the sale of the above real property in November 1943, about which you have been fully advised, we enclose a revised statement showing the net proceeds of this sale in the amount of \$1167.03.

We also enclose a statement of your account which includes the above figure and shows a credit balance of \$66.81 in your account. This figure, you will observe, is \$16.25 more than that previously advised you, due to certain adjustments which were made in connection with rentals. Of the above amount you are aware that \$50.56 has been held in connection with chattels sold and owned by Mr. and Mrs. Yakura. Subject to confirmation of the above, it is proposed to forward you a cheque for the \$66.81 in this account, that you may make the necessary distribution to Mr. and Mrs. Yakura for the chattels that were owned by them.

In the circumstances it has been necessary for us to write to the above and as we observe they are living in the same house with you, the letter to them is enclosed.

Yours truly,

P. Douet,
Administration Department

PD/ER

Enc. 3

cc Department of Labour, Japanese Division.

STATEMENT RE SALE OF:

Name: **SUMI, Katsuyo**Catalogue No: **331**File No: **10734**Street Address: **1907 W. 4th Avenue,
Vancouver, B.C.**Reg. No: **05994**Legal Description: **22/236/526.**Date of Sale and Adjustments **November 10, 1943**

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 1225.00
Real Estate Agents Commission	61.25	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.35	

Encumbrances:

~~Property Tax~~~~Mortgage~~~~Home Loan Insurance~~~~Other Charges~~

Adjustments:

Fire Insurance

5.12

Taxes

8.57

Water

1.94

73.60\$ 1240.61

Net Proceeds credited to your account

\$ 1167.03

Date:.... **February 6, 1946**Compiled by:... **George Peters**

FILE No. 10734
Reg. No. 05994

Balance Sheet

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
July 3	Balance as per statement sent		\$ 80.51	
August 5	Land Registry Office - Certificate of Encumbrance Cheque to you	1.00 80.00		
September 6	Cheque to you	15.00		
October 22	Cheque to you	45.00		
October 31	Rents to date Agent's commission Fire Insurance premium Repairs Water rates	6.25 7.50 5.50 7.00	125.00	
November 10	Balance rents to date, net		7.12	
November 24	Credit re Sale of Property		1,167.03	
December 13	Proceeds Auction Sale		102.98	
December 13	Proceeds Auction Sale		1.42	
May 17	Cheque to you	1,250.00		
		<u>1,417.25</u>	<u>1,484.06</u>	

CR \$ 66.81

NAME SUMI, Katsuyo (Mrs. Isomatsu)

REGISTRATION NO. 05994

FILE NO. 10734

The following chattels were sold by public
auction at Vancouver, B. C. on December 14th, 1945.

Books

\$.50

Total

\$.50

Less Expenses:

(Auctioneer's Fee \$.05
(Advertising .02
(Moving .03

\$.10

Net Proceeds Credited:

\$.40

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 57

Remarks.

December 3rd, 1945.

Dear Sir: **Re: Katsuyo SUMI and 1907 W. 4th Ave.,**
 Vancouver, B. C.

December 1942 Rent	\$25.00
Less 5% Commission	<u>1.25</u>
	\$23.75
Less Insurance Premium paid by you November 1942 but not charged by you	<u>7.50</u>
BALANCE DUE TO CUSTODIAN	<u>\$16.25</u>

Yours truly,

PD/ER
Enc. 2.

10734

7027 Angus Ave.
November 13th, 1945

Mr. J. L. Clark,
2173 W. 4th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Katsuyo SUMI and 1907 W. 4th Ave.,
Vancouver, B. C.

In the preparation of a final statement in connection with the account of the above our Accounting Department have brought to light the fact that obviously through an oversight no remittance was made by you to this office for rent collected for the month of December 1942. We have very carefully checked the whole account through with our Accounting Department and it is quite clear that the above rental was not received by us and neither can we trace any Rental Statement from you for December 1942.

The amount involved is \$25.00, less your commission of \$1.25, making a net figure of \$23.75. On going through your own records we think you will find the above is correct and we shall be glad if you will kindly let us have your cheque for \$23.75 that this account may be completed and closed.

We would mention that in December 1943 you sent us one month's rent which we returned to you as it was subsequent to the adjustment date of November 10th, 1943. We should have retained this as it would have put the matter right. However, we feel sure that on checking up this matter you will agree with our figures and your early remittance will be appreciated.

Yours truly,

P. Douet,
Administration Department

PD/ER

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO.

~~10724~~
10734

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

November 13th, 1945

Mr. J. L. Clark,
2173 W. 4th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Katsuyo SUMI and 1907 W. 4th Ave.,
Vancouver, B. C.

In the preparation of a final statement in connection with the account of the above our Accounting Department have brought to light the fact that obviously through an oversight no remittance was made by you to this office for rent collected for the month of December 1942. We have very carefully checked the whole account through with our Accounting Department and it is quite clear that the above rental was not received by us and neither can we trace any Rental Statement from you for December 1942.

The amount involved is \$25.00, less your commission of \$1.25, making a net figure of \$23.75. On going through your own records we think you will find the above is correct and we shall be glad if you will kindly let us have your cheque for \$23.75 that this account may be completed and closed.

We would mention that in December 1943 you sent us one month's rent which we returned to you as it was subsequent to the adjustment date of November 10th, 1943. We should have retained this as it would have put the matter right. However, we feel sure that on checking up this matter you will agree with our figures and your early remittance will be appreciated.

Yours truly,

P. Douet,
Administration Department

less
insurance
part

\$23.75

7.00

\$16.75

PD/ER

9/11/45

Mr. Blank called at the office this A.M. and I interviewed him. He agrees with our statement above that rent for Dec. 1942 was never sent to us. He also produced documents showing that he had paid out \$7.50 in November '42 for insurance premium on this 4, which had never been charged to us. This is borne out by the ledger which shows no insurance premium charge, and by the fact that \$5.12 unpaid insurance is charged to purchaser in closing adjustments. He will send us about \$25 less commission and insurance. I open this account.

10734

Sept. 18/45

Mrs. Katsuyo SUMI,
Registration No. 05994,
87 Hayden St.,
TORONTO 5, Ont.

Dear Madam:

In reply to that portion of your letter of August 5th dealing with purely personal articles, the present is to advise you that we have shipped to you:-

3 Boxes
4 Cartons.

These have been handed to Bowman Storage Ltd. for prompt shipment.

Yours truly,

G. B. Spain
Protection Department

GBS:LEH

87 Haydon St

Toronto 5, Ont.

9th Aug. 1945

Mr. P. Dault

The Custodian

506 Royal Bank Bldg. Hart + Brown
Vancouver, B.C.

LET 0565
114035

EVACUATION SECTION	
Rec'd	AUG 16 1945
File No.	10734
Ans.	18/9/45
By	Dault

Dear sir:

Our possessions were
disposed of without our
permission sold next to nothing.
Our idea was to have all articles
sent here so as to start a home
again. The new credit will
not supply us for the needs, but
however, there is no other choice
but for us to take the
Fifty dollars + fifty-six cents
a balance which has been

left for a long time.

I had been informed before
that personal belongings have not
been disposed of. This I would
like you to send us at your
earliest convenience.

I would appreciate your
immediate attention as to the
matters mentioned above.

Yours truly,

Hatsuyo Sano

Reg. no. 05994

File no. 10734

Chojin Yakusa

Shizue Yakusa

Personal 3 boxes
Personal 4 cartons
Muffled
Brownies
Sept 18, 45
Hansen

10734
14095
4565

August 1st, 1945.

Mrs. Katsuyo SUMI,
Reg. No. 05994,
87 Hayden Street,
Toronto 5, Ontario.

Dear Madam:

We would again refer you to our letter of December 7th, 1944, subsequent letters, and especially our letter of April 27th, 1945.

It is regretted that nothing has been heard from you respecting the ownership of these chattels under discussion, and this is, therefore, to remind you that the \$50.56 credited to your account cannot be forwarded to you until we have a letter signed by all three of you, namely Mr. and Mrs. Yakura and yourself, mentioning the necessary disposition of these funds derived from the sale of chattels.

If you do not reply to this letter we shall not trouble to write you further on this matter.

Yours truly,

P. Douet,
Administration Department

PD/ER

MEMORANDUM

File Nos.: 10734
4565
14035

May 28th, 1945.

To: Mr. Douet

From: Mr. Green

Re: Mr. & Mrs. Choju YAKURA
Mrs. Katsuyo SUMI

I have brought these files forward to you on June 22nd in case I cannot dispose of them before I leave. Please see my letter of December 7th to Mrs. Sumi. The credit balance of \$50.56 will have to be held in her account until we have an answer to this letter and our reminders of March 7th and April 27th.

HFG:IF

10734
14035
4565

April 27th, 1945.

Mrs. Katsuyo SUMI,
Reg. No. 05994,
87 Hayden Street,
Toronto 5, Ont.

Dear Madam:-

We think that by now you must have been able to establish with Mr. and Mrs. Yakura, who are also in Toronto, the extent of their ownership, if any, of the list of articles sent to you on June 20th and formerly stored at 1907 W. 4th Avenue. As you know, these were sold for a total of \$102.98 and all funds have now been remitted to you except for a little over \$50.00 which is being held for the time being. If you will discuss this matter with the Yakuras and send us a letter signed by all three of you, we will make whatever disposition you wish of the remaining funds.

Yours truly,

H. F. Green
Protection Department

HFG:IF

10734
4565
14035

March 7th, 1945.

Mrs. Katsuyo SUMI,
Reg. No. 05994,
87 Hayden Street,
Toronto 5, Ontario.

Dear Madam:-

Thank you for your letter of February 26th asking for the proceeds of auction sales to be sent to you. Previous remittances have included part of these proceeds and we have at present to the credit of your account only \$50.56.

We would prefer that you get in touch with the friends whose goods were stored in your house and agree with them how much of the proceeds of auction sales should be credited to each party. When we have this information, we could arrange to send the money direct.

Yours truly,

H. F. Green
Protection Department

HFG:IF

87 Hayden St.

Toronto 5, Ont.

26th Feb. 1945

Mr. H. F. Green

Office of Custodian, Protection Dept.

506 Royal Bank Bldg.

Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 5 1945
File No.	10734
Ans.	8/3/45
Referred	Green

Dear sir:

Your letter informed me, the articles left in the sold 1907 W 4th Ave house, have been auctioned sold without us being notified from you. I feel very badly towards my friends, most articles being there.

We have decided that we shall have to settle the account the best we can with the description given.

There is One hundred four dollars and forty cents of credit from the

articles sold.

Please take this matter in
consideration and would appreciate
your prompt reply.

Yours truly,

Katungo Sumi

Reg. No. 05994

File No. 10734

P.S. Please note the change of address
and mail to above address, formerly
of 173 Euclid Ave.

† 50.56

10734

January 23rd, 1945.

Mrs. Katsuyo SUMI,
Reg. No. 05994,
173 Euclid Avenue,
Toronto, Ontario.

Dear Madam:

We enclose advice just to hand from The Canadian Bank of Commerce, Kitsilano Branch, Vancouver, B. C., dated January 20th, notifying you that you have a balance of \$4.17 at credit of your savings account at the above branch.

You will observe that it is requested that you acknowledge the notification by signing the printed slip attached to the advice.

Yours truly,

P. Doust,
Administration Department

PD/ER

Enc.

cc to B. C. Security Commission.

10734
4565
14035

December 7th, 1944.

Mrs. Katsuyo SUMI,
Reg. No. 05994,
173 Euclid Ave.,
Toronto, Ont.

Dear Madam:-

On going through our files, we see that on May 29th you stated that a number of things left in the premises at 1907 West 4th Avenue belong to friends of yours. Apparently we did not comment on this but sent you on June 20th a list of all the articles sold, the proceeds of which had been credited to your account.

On further checking our files, we find that Mr. and Mrs. Yakura declared a number of items left at this address. It seems to us very probable that a number of the articles shown in the auction list would belong to them and we request, therefore, that you advise us which items shown on this list appear not to be your property and may be considered as belonging to the Yakuras or to other Japanese. We realize that this will be very difficult as the description will not be sufficient to enable you to identify the items with certainty but we ask you to do the best you can.

Yours truly,

H. F. Green
Protection Department

HFG:IF

10734

June 20, 1944.

Mrs. Katsuyo SUMI,
Registration No. 05994,
173 Euclid Avenue,
Toronto, Ontario.

Dear Madam:

We are in receipt of your letter of May 29th in reply to which we have pleasure in sending you copies of our auction sheet showing the disposition of your chattels removed from 1907 West 4th Avenue.

Your articles of a personal nature have been stored in the Custodian Warehouse until such time as they are required by you.

One Table Desk has been left with your former tenant, Mr. Charles Green, for the time being.

Yours truly,

Geo. B. Spain
Protection Department.

CBS/pls
Encl.

MEMORANDUM

June 28, 1944.

To: Mr. F. G. Moore.

FROM: Administration Department.

With reference to my memorandum of May 17th, which we discussed at that date, we would like to bring to your notice facts relating to the properties mentioned below, and would ask you to kindly read this memorandum in conjunction with the other memorandum on properties referred to by Mr. Clark in his letter of May 27th.

Re: File No. 1345
Catalogue No. 322
1607 E. 7th Avenue

Assessment: Land	\$ 560.00
Improvements	\$ 330.00
	<u>\$ 890.00</u>
Valuation	\$ 750.00
Amount of Bid	\$ 950.00
Amount Approved	\$ 950.00
Rental per month	\$ 25.00
Taxes per annum	\$ 54.18
Insurance	\$1500.00

Description

This is a combination store and dwelling, with two or three living rooms at the back, three bedrooms and standard bathroom. There is also a small shed, 8 x 12, used as a bedroom. In addition, a large shed approximately 20 x 30, with garage opening on lane-half basement, no furnace. Condition reported on by Kar & Kar Ltd. as fair in 1942. They figured at that time that a price of \$1850.00 could be obtained and reckoned that \$25.00 to \$30.00 per month as obtainable.

Re: File No. 10734
Catalogue No. 331
1807 E. 4th Avenue

Assessment: Land	\$ 560.00
Improvements	\$ 850.00
	<u>\$1410.00</u>
Valuation	\$1200.00
Amount of Bid	\$1225.00
Amount Approved	\$1225.00
Rental per month	\$ 25.00
Taxes per annum	\$ 61.25
Insurance	\$1500.00

Description

We have no detailed Agent's Report on this property as some of the properties handled by Mr. Clark were not reported on in full, but the following is Mr. Moore's (Pasherton's) actual report and valuations:

"This is a 2-storey, 6-room house on cement foundation, without furnace, in fair condition. On a car line street.
Value. \$1200.00"
Should add that we spent between \$100.00 and \$150.00 on repairs, decorating, painting, etcetra.

Re: File No. 3610
No Catalogue Number
Acquired 2/3/44.
1625 E. 4th Avenue.

Referring to our memorandum of May 17th regarding the above and respecting Black Gavin & Company's letter of May 25th, attached, the following are the facts relating to this property:

Assessments Land \$ 530.00
Improvements \$ 700.00
\$ 1,230.00

Valuation: \$ 900.00

Amount of Bid Original \$ 500.00

Now increased to \$ 675.00

Amount Approved (Not Approved)

Rentals: 2-story front building, uninhabitable
Small rear cottage 15.00

Taxes, per annum \$ 96.27

Insurance \$500.00

Remarks: The front portion of this property is a two-story, six-room frame dwelling with two small store windows in the front. The main building is uninhabitable and is unrented; the roof is in a very bad condition and rain comes through to the first floor and percolates through to the cottage. This cottage in the rear is in fair condition, with 3/4 room, bathroom, toilet, stove, and is rented at \$15.00 per month. However, as there is no basement, after a heavy rain water accumulates under the building and there is a strong, dank, mouldy smell in the cottage due to this.

The writer has seen Mr. Durkee on this matter, as arranged, and gathered from Mr. Durkee's remarks that an offer of \$650.00 to \$750.00 would be acceptable. Black Gavin & Company's latest offer of \$675.00 is the maximum that they can obtain, but this is still not acceptable to the Advisory Committee and it appears to the writer that this property will be left on our hands, or the whole place condemned by the Health Authorities, if action is not taken.

The main building is really beyond repair as, with no basement, very heavy expenditure will be necessary to put it into good shape.

F. Dunt.

FD/MA

SECTION	
Rec'd JUN 3 1944	
File No. 10734	
Ans. <i>Spur</i>	
Referred <i>Donet</i>	

173 Euclid Ave.

Toronto 3, Ont.

29th May, 1944

Dept. of Sect. of State *out to you Green - in your*
 Office of Custodian, Administration Dept.
 506 Royal Bank Bldg. - West + Gran.
 Vancouver, B.C.

Dear Mr. Donet:

Received cheque for \$1250 - and
 I appreciated your prompt reply.

There was no mention of
 what became of our furniture, which
 I had mentioned and enquired you
 in my last letter. Quite a
 number of things belongs to several
 of our friends and I am very anxious
 to know how the situation is going
 to be met for I feel greatly responsible

for these furnishings.

Thank you again for the cheque
and I shall be looking forward
to hear from you in the near future
of mentioned above.

Yours truly,

Kate's Service

Regn. No. 05994

File No. 10734

15734

May 15th, 1944.

Mrs. Katsuya SMI,
Regn. No. 05994,
173 Euclid Avenue,
Toronto 3, Ontario.

Dear Madam:

We are in receipt of your letter of the 1st instant and enclose our cheque for \$1350.00 from funds standing to your credit, and which leaves you with a credit balance of \$54.56. This small amount can be remitted to you a little later on.

According to our file there are no claims against you, and we shall be glad if you will confirm that this is so.

Yours truly,

P. Ducet,
Administration Department.

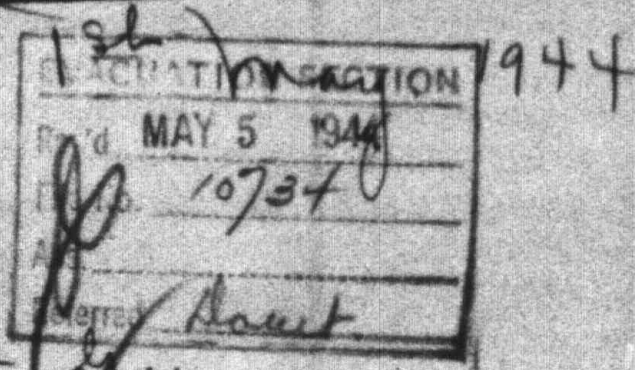
PD/ER
Enc.

P.S.- We are not aware if it is your intention to actually purchase the property but should this be the case you are doubtless aware that any purchase of property by you necessitates your first obtaining approval from the Attorney General of the Province, and a permit from the Minister of Justice, Ottawa. In this case, however, it may be that you are only renting the premises and not purchasing.

P.D.

173 Euclid Ave.

Toronto, 3. Ont.



Dept. of Sect. of State:

Office of Custodian

506 Royal Bank Bldg. West & Gran.

Vancouver, B.C.

what
less
1304.56

De. Catalogue No. 331

1907- W. 4th Ave. Van.

22/236/526

Dear Mr. Russell:

Your letter of the 11th Jan. have informed me that the house of the above address was sold in Nov. /43.

I did not know how to answer at the time, but now I wish to use that money to buy a guest rooming house, for the best time is April & May. I am asking you to send the written statement with the total amount at your earliest convenience.

There are many furnitures & personal

1st May, 1944.

belongings which I had locked up in
the attic of the sold house. You
have the record of my written statement
and I am very anxious to know what
has become of them and to know what
your proposition is.

Anxious to hear from you. I am.

Yours truly,

Katsuyo Sumi

Reg. No 05994

File No. 10734

10734

February 16th, 1944.

Mrs. Katsuyo SUMI,
Registration No. 05994,
173 Euclid Avenue,
Toronto, Ontario.

Dear Madam:

Re: 1907 West 4th Avenue
Vancouver, B. C.

In our letter of January 11th, 1944 we advised you of the sale of the above property and informed you of the amount that was being placed to your credit from the sale after adjustments had been made.

This is to inform you that at the moment your total credit balance is \$1304.56, which includes any monies that may have been in your account from the balance of rentals, sale of chattels, etc., etc.

According to our records there are no claims on file against you and perhaps you will please confirm that as far as you are aware this is correct.

Should you require funds and will so advise us, the matter will receive our prompt and careful consideration.

Yours truly,

P. Doust,
Administration Department.

PD/ER

File No. 10734
Catalogue No. 331
1907 West 4th Avenue
22/236/526

Receipt of Certificate of Title No. 95318-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of Halifax Insurance Company policy No. 29-8850 together with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 28 day of January 1945.

John Clark

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

Dear Sirs:-

Re: 1907 West 4th Avenue

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

Yours faithfully,

.....*J. H. Clark*..... Signed

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

The Custodian,
Granville & Hastings,
Dear Sirs;

Yours of the 14th to hand, and beg to say in
your statement you make not allowance for the account for roof
repairs, the net amount received for Nov was \$20.25 not \$23.75
enclosed find chack for amount of \$1.42, which will adjust your
statement as requested,

C. ALBERT MITCHELL

556 HOWE STREET - TELEPHONE PAC. 5235
VANCOUVER, B.C.

Jany 20th/44.

Re No 331.
1907 W 4th Ave.

EVALUATION SECTION	
Rec'd	JAN 21 1944
File No.	10734
Ans.	
Referred	Peter

Yours truly,

J L CLARK REALTY CO.

Per;

J L Clark

*clearing adjustments
on file #10734 - SUM 1, Katsuya
05994*

10734

January 15, 1944.

Mr. James L. Clark,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 331
1907 West 4th Avenue
22/236/526

Sale of property catalogued as No. 331 has been completed and we now enclose commission cheque for \$61.25 representing 5% of the sale price payable to your order.

We presume you have closed your accounts in this case and that if it has not already been sent a final report will reach us shortly.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA

18734

January 14, 1944.

Mr. James L. Clark,
7429 Angus Drive,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 331
1907 West 4th Avenue
22/236/526

We are enclosing herewith a corrected adjustment sheet showing the total amount due from you to be \$29.60 instead of \$28.18 as in our previous adjustment sheet. The difference due from you is \$1.42, will you kindly mail us your cheque for this amount by return mail.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Copy sent to Mrs. Minnie M. Rentfrow

Catalogue No. 331

File No. 10734

1907 W. 4th Avenue

22/236/526

ADJUSTMENTS

As of November 10, 1943.
51 days to go

Debit purchaser

51/365 x \$ 61.33	taxes for 1943	\$ 8.57
51/184 x \$ 7.00	water July to Dec.	1.94
49/72 x \$ 7.50	Insurance premium	5.12
	Ex. 24/11/45	
Registration fees on deed. \$1225.00		6.85
Proportion of rent Nov. 9/30 x \$23.75		7.12
Total debit due from purchaser		\$ 29.60

10734

January 11, 1944.

Mrs. Katsuyo SMI,
Registration No. 03974,
173 Balfour Avenue,
Toronto, Ontario.

Dear Madam:

Re: Catalogue No. 331
1907 West 4th Avenue
22/236/526

Please be informed that 1907 West 4th Avenue has been sold as of November 10th, 1943, for the sum of \$1,225.00 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 insurance premiums have also been credited to your account.

The net result of the sale is as follows:

Sale price	\$1,225.00
Less Agent's Commission @ 5%	<u>61.25</u>
Net credit to your account	<u>\$1,163.75</u>

These funds are available to you in the usual way.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
cc B. C. Security Commission

10724

January 11, 1944.

Mrs. Minnie M. Bentfrow,
2183 West 6th Avenue,
Vancouver, B. C.

Dear Madam:

Ref. Catalogue No. 131
1907 West 4th Avenue
22/236/526

Title to Lot 22, Block 236, D. L. 526, Group 1, District of New Westminster, has now been received in your name and in the name of Mr. James L. Clark, 7429 Angus Drive, and is ready for delivery to you. Assignment of the relevant insurance policy is also ready for delivery and you should cause this to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of date as shown by the enclosed sheet have been calculated and a balance of \$28.18 has been charged to you.

Will you please be good enough to call at this office at your convenience to conclude this matter after which title will be delivered.

Yours truly,

F. H. Russell,
Administration Department.

PHH:MA
Enc. 2
Copy sent to Mr. James L. Clark

10734

January 11, 1944.

Mr. Charles Green,
1907 West 4th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 331
1907 West 4th Avenue
22/106/536

Please be informed that 1907 West 4th Avenue has been sold
to Mr. James L. Clark, 7429 Angus Drive, and Mrs. Minnie E. Bentfrow, 2180
West 6th Avenue. You may expect to receive word on behalf of these purchasers
as to rentals and other incidents connected with this property.

Yours truly,

F. H. Russell,
Administration Department.

FHR:MA
cc Mr. James L. Clark
cc Mrs. Minnie E. Bentfrow

File No. 10734
Catalogue No. 331

January 8th, 1944.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Katsuyo SUMI
Lot 22, Blk. 236, D.L. 526,
Sp. 1, N.W.D., Plans 590
and 3932.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, December 23rd, 1943, we
enclose herewith the following documents in connection therewith.

1. Copy of application number 95317-L dated December 23rd,
1943, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 95318-L dated December 23rd,
1943, registering the property in the names of James
Lawrence Clark and Minnie May Rentfrow (Deed).
3. Duplicate of Transmission dated November 26th, 1943.
4. Duplicate of Deed dated November 26th, 1943, - Secre-
tary of State to James Lawrence Clark and Minnie May
Rentfrow.
5. Certificate of Indefeasible Title number 95318-L
dated January 6th, 1944, covering the above property
in the names of James Lawrence Clark and Minnie May
Rentfrow.

D. A. Cramer

DAC:JB
Encls.

J. L. Clark Realty, named agents

Date.....

REAL PROPERTY MEMORANDUM.

File No. 10734

Name. Katsuyo SUMI.

Catalogue No. 331

Re. 1907 W. 4th Ave.,
22/236/526. Dwelling.

TITLES AND ENCUMBRANCES.

A. Title No. 31684 L

Property. Lot 22, Blk. 236, D.L. 526, G. 1, D.N.W. Plan 590
and 3932

Name. Katsuyo SUMI wife of Isematsu Sumi.

Whereabouts. Land Registry Office. (JP Form)

B. Charges.

Registered. None.

Vested. 36315

Unregistered. No evidence found.

Taxes. \$61.33, 1943 paid. No arrears or consolidated. Receipt on file.

Insurance. Halifax \$1500.00 Exp. 24/11/45.

Assessed Value. Land. \$560.00 Improvements. \$850.00

Valuation by Appraiser. \$1200.00 —

Amount of Bid. \$1225.00

Approved by Advisory Committee. 3/11/43.

Paid as shown in attached letter. 10/11/43 through named agent.

Name of transferee as attached letter. ✓

ADMINISTRATION.

Tenancy. Rented at \$25.00 per month through named agent.

Chattels. Desk at address named.
Inventory. 1/11/43

M.H.
1943

NAME GIMI, Katsuyo

REGISTRATION NO. 05994

FILE NO. 10734

The following chattels were sold by public
auction at 992 Powell, Vancouver on November 25, 1943.

Settee & Bench
Ladder

\$ 1.75
.25

Total:

\$ 2.00

Less Expenses: (Auctioneer's Fee: \$.20
(Advertising: .10
(Moving: .28

\$.58

Net Proceeds Credited:

\$ 1.42

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 6.

Remarks. *No inventory.*

File No. 10734

November 12th, 1943.

MEMORANDUM

TO: File

FROM: Mr. Spain

Re: K. SUMI

The undermentioned articles were considered
by Mr. Thompson of Thompson and Binnington as worthless
and were discarded:-

- 3 Rolls Linoleum
- 1 Homemade Table
- 4 Tables
- 1 Mirror
- 1 Bookcase
- Some Rods
- 1 Stepladder.

GBS/HMS

[Handwritten signature]

35

NAME SIMI, Katsuya (Mrs. Iematsu)

REGISTRATION NO. 05994

FILE NO. 10734

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on November 10, 1943.

	Total Brought Forward:	\$ 37.00
Box Crockery & Xmas Decorations		2.00
Large Crook		2.85
Garbage Can		1.00
Oil Stove		2.50
Box & Dishes		0.70
Large Crook		2.50
Large Crook		0.75
Coil of Wire		1.25
Axe, Lacrosse stick & bat		0.60
Tree Pruner		2.00
Brooms & etc.		0.60
Violin in case		3.50
Violin in case		9.25
Mirror		2.00
Lot of Pictures		0.85
Dust Forns		0.35
2 Book racks		1.00
3 Round Tables		1.50
Sideboard		0.50
Shelving		0.85
Drop Leaf Table		1.10
Cupboard		0.75
Chest of drawers		1.75
Arm Chair & Bench		0.80
5 small cabinets & paper rack		2.00
Chest of drawers		2.50

Total: carried forward

\$ 84.45

~~Less Expenses:~~

\$

~~Net Proceeds Credited:~~

\$

~~Amounts not collected by Staff Present.~~

~~Amounts not collected by Staff Present.~~

~~Remarks.~~

NAME SIMI, Katsuya (Mrs. Iematsu)

REGISTRATION NO. 05994

FILE NO. 10734

The following chattels were sold by public
 auction at 992 Powell, Vancouver, B.C. on November 10, 1943.

Box of tools	\$ 7.00
5 Bowls	1.35
1 Bowl	1.90
Bowl & Contents	1.10
2 Glass bowls	0.75
Bowl & Contents	0.75
2 Bowls & 3 Plates	0.65
4 Odd pieces	1.00
Platter & 3 dishes	0.60
Japanese plate	1.35
Japanese Plate	1.35
Japanese Plate	1.35
Japanese Plate	0.50
Japanese Plate	1.35
Japanese Plate	1.60
1 Oxycrater	1.25
Crock & Contents	0.80
Tub & Contents	0.55
3 Figures	1.00
Smokers Stand	0.40
Coal Scuttle & Contents	1.10
Crock & Contents	1.60
2 Saucepans & Kettle	0.50
Dish pan & kettle	0.75
Tray & Contents	0.40
Baking dish & contents	1.40
Dish pan, Glove etc.	2.25
Tray & contents	0.80
Carton & Contents	1.60

(carried forward)

\$ 37.00

~~REMARKS:~~

~~REMARKS:~~

~~REMARKS:~~

~~REMARKS:~~

~~REMARKS:~~

NAME SUMI, Katsuya (Mrs. Isenatsu)

REGISTRATION NO. 05994

FILE NO. 10734

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on November 10, 1943 .

	Total brought forward:	\$	84.45
2 Ironing Boards			0.60
4 Line & carpet			5.75
6 Chairs			3.50
6 Chairs			2.00
Single Bed & Spring			12.00
Single bed & Spring			5.50
2 Chairs			4.00
7 Glass windows			4.00
3 Cross Cut Saws			4.00
Stove			7.25
Glass frame			0.50

Total:	(Auctioneer's Fee: \$13.35	\$	133.55
Less Expenses	(Advertising: 4.25	\$	30.57
	(Moving: 12.97		
Net Proceeds Credited:		\$	102.98

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver 5.

Remarks.

12734

November, 1th, 1943

Messrs. J.L. Clark Realty Co.,
2173 West 4th Avenue
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 331,
1207 West 4th Avenue

This will acknowledge receipt of your letter of the
etc. instant in which you enclose your certified cheque for \$125.00
being the full purchase price of the above property.

We note that you wish this property to be registered
in the names of James Lawrence Clark (Proser), 7427 Angus Drive and
Ginnie May Bentfrow (wife of Adam H. Bentfrow), 2150 6th Avenue
West and that they are British subjects.

As previously advised, conveyance will be prepared
and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F.L. Messers,
Director.

F.L./AW

10734

November 6th, 1943

Messrs, J.L. Clark Realty Co.,
2173 West 4th Avenue,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 331,
1877 West 4th Avenue

This will acknowledge receipt of your letter of the 1st instant in which you advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$1225.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1225.00, the full amount of the purchase price on this property.

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

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

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

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,

F.C. Shears
Director.

FGS/AM



THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

The Custodian,
Granville & Hastings,

Dear Sir;

Re No 331. 1907 W 4th Ave, File 10734.

Yours of the 22nd returning my check for the sum of \$105.00, beg to say I am prepared to increase this offer to \$1225.00, Deed to be made in the names of James Lawrence Clark and Minnie May Rentfrow, wife of Adam Rentfrow Decorator, of 2180 W 6th Ave City,

As there is only one mail delivery now in this district, there is a lot of delay in receiving registered mail I would suggest that you return any other checks in the ordinary mail, which I consider quite safe, I remain,

Yours truly,

J L Clark

Rec'd	NOV 1 1943
File No.	10734
Ans.	<i>RM</i>
Referred	

1907 4th and
Oct 29th 1943

Table desk has
been left in
charge of Mr Green
at the above
address
belonging to the
former Japanese
owner.

Signed J Green

witness J Barrett



THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

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

10737
1907
C. ALBERT MITCHELL

"CANADA'S OLDEST INSURANCE COMPANY"

556 HOWE STREET - TELEPHONE PAC. 5235
VANCOUVER, B.C.

Oct 1st/43.

TENDER.

Rec'd	_____
File No.	10734
Ans.	_____
Refered	_____

Dear Sir;

Re #331. Lot 22. Blk 236, D. L. 526.

I herewith enclose check for \$105.00 being
10% of \$1050.00 tendered on this property, this is more
than they paid for same.

If accepted make Deed to James Lawrence
Clark of 2173 West 4th Ave Vancouver, Broker, I remain,

Yours truly,

J. L. Clark

W. Sheppard
10/1/43

10734

REGISTERED

22nd October, 1943

Messrs. J.D. Clark Realty Co.,
2173 West 4th Ave.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 331,
1907 West 4th Ave.

Your letter of the 1st instant written on behalf of a client enclosing cheque for \$105.00 and offer to purchase 1907 West 4th Avenue for the sum of \$1050.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1200.00.

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

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

Yours truly,

F.G. Shears,
Director.

FGS/AN
ENC.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 10734

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

October 20, 1943.

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

Coit & Russell

Mrs. Katsuyo Sumi,
Japanese Registration No. 05994,
173 Euclid Avenue,
Toronto, Ontario.

Dear Madam:

We are in receipt of your letter of the 14th instant, and in view of what you say regarding your urgent need of funds, as we have now received October rent this puts us in a position to forward you \$45.00 from funds standing to your credit, and a cheque for the above amount is enclosed.

This now leaves you with a credit balance of \$25.51.

Yours truly,

Doyle

P. Doyle,
Administration Department.

PD:BS

encl.

*Received the sum of \$45 —
on 9th Nov. 1943.*

K. Sumi

C
O
P
Y

PEMBERTON REALTY CORPORATION LIMITED.

October 14, 1943.

#331--1907 West 4th 22/236/526/

" This is a 2-storey, 6-room house on cement foundation, without furnace;
in fair condition. On a car line street.

Value \$1200.00. ,/

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore".

W. G. Moore.

WGM-JM

AS

EVACUATION SECTION	
Rec'd	OCT 10 1943
File No	10734
Ans.	
Referred	Donet

3 Euclid Ave.
Toronto, Ont.
- 14th Oct. 1943.

Mr. P. Donet: *critical*
Office of Custodian in Administration Dept.
506 Royal Bank Bldg. - East & Gran.
Vancouver, B.C.

Dear Sir: Re - 1907 W. 4th Ave., Van B.

I am answering your letter of the 2nd, immediately, and I do wish to point out clearly that I am in need of funds.

Out of \$25 rental, I get \$15 monthly and I don't think I'm asking too much. I'm sure the balance you subtract is sufficient enough to cover any expenses.

10734

October 2, 1943.

Mrs. Inematsu (Katsuyo) Sumi,
Japanese Registration No. 05994,
225 Palmerston Avenue,
Toronto, Ontario.

Dear Madam:

did We are in receipt of your letter of the 21st of September and would point out that as we sent you practically the whole of funds standing to your credit, viz. \$80.00 in August, we do not consider it necessary to send you subsequent to that more than \$15.00 per month, as our experience is that it is always as well to have extra funds on hand in case of emergency repairs etc.

Incidentally, the \$15.00 sent you on the 3rd of September does not represent September rent, but was the first of the regular payments of \$15.00 per month following our August cheque of \$80.00. You will appreciate that the rents we receive from Agents are always one month behind.

However, if you particularly wish to receive \$30.00 this month, as soon as rent is to hand from Mr. J. L. Clark, the Agent, we will send you a cheque for \$30.00, and thereafter \$15.00 per month.

Yours truly,

P. Douet,
Administration Department.

PD:BS

10734

October 2, 1943.

Mr. J. L. Clark,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Katsuyo SUMI (Mrs. Isomatsu) -
1907 West 4th Avenue

Confirming our 'phone conversation yesterday regarding rents remitted for July and August in connection with the above, you will see from your rental statements that the rent is shown at \$20.00 per month instead of \$25.00, and we shall be glad if you will send us the balance due for these two months, together with September rent.

As we have some payments to make from this account, if we could have your remittance some time next week it would be appreciated.

Yours truly,

P. Douet,
Administration Department

PD:BS

MEMORANDUM

File No. 10734

October 1, 1943.

TO: Mr. Green

FROM: Mr. Spain

Re: Katsuyo (Mrs. Isomatsu) SUMI

1907 West 4th. Avenue

I interviewed Mr. Clark, the agent, and then saw Mr. Green whose attitude was such that I would advise removing the chattels from this address to our storage. The inventory given to me by Mr. Clark is very incomplete, and there are many articles scattered over the house, in the attic and also in the leaky shed.

Until the chattels are placed in our storage, and correctly inventoried, it will be impossible to determine what is there. The following, however, represents the majority of the chattels:-

3 Large Crosscut Saws
3 Large Grass Shears
Dining Table
Bureau
Dresser
Dishes
Cabinet
Chairs
Heater
Mirror
Bookcase
2 Desks
Linoleum (several lots)
Light Bulbs
Bed Table
2 Stone Crocks (8 & 10 Gal.)

10 Picture Frames
1 Tree Pruner
3 Bamboo Rakes
15' Ladder
1 Stepladder
2 Good Beds, Spring and Mattresses
2 Violins.
etc.

EVACUATION SECTION	
Rec'd	SEP 27 1943
File No.	10734.
Ans.	
Referred	Donet

Palmerston Ave.
Toronto, Ont.
21st Sept. 1943.

Mr. P. Donet

Administration Dept. of Office of Custodian
506 Royal Bank Bldg. East 7th Gran.
Vancouver, B.C.

any/Sept

my Re. 1907 W. Hth Ave.
Vancouver, B.C.

Dear Mr. Donet:

Received your letter of Sept. 4th
with cheque enclosed of \$15- for
Sept. rental.

I failed to receive the July
& August rentals and it is my
desire that you check this
matter up and inform me
what is the cause for this
delay. Although I didn't

mention before. The rentals
was not received for Dec. 1942,
but that matter could be dropped.

It is with regret that I
mention these, but under
this circumstances it cannot be
helped.

Hoping to hear your reply
in the near future, I am,

Yours truly,

Larry Sumi

Reg. No - 05994

File No - 10734

10734

September 4, 1943.

Mrs. Katsuyo (Iematsu) SMI,
Japanese Registration No. 05934,
125 Palmerston Avenue,
Toronto, Ontario.

Dear Madam:

We are in receipt of your letter of the 24th instant and note that you would prefer to have payments from rentals of your property each month instead of every six months. We have pleasure in enclosing cheque for \$15.00 for September and will see that a cheque for a similar amount is sent you early each month, so long as there funds on hand.

Yours truly,

P. Douet,
Administration Department.

PD:BS

Encl. 1

10734

August 3, 1943.

Mrs. Katsuyo SUMI, #05994,
225 Palmerston Avenue,
Toronto, Ontario.

Dear Madam:

In reply to your letter of the 26th of July, please find cheque for \$80.00 which we are sending you from your credit balance of \$80.51. Mr. J. L. Clarke, agent for your property, remits this rent every two months, and July and August rentals will be received by us in a few days. We mention this so that you may understand why the amount standing to your credit at the moment is not more than mentioned above.

In a few days we will be sending you a statement of your account showing all receipts and disbursements of which, no doubt, you would like to have for reference. We would point out that taxes are paid to date, we having paid 1943 taxes early in July. As you are aware, your property is rented for \$25.00 per month, less 5% agent's commission, and we propose in future to send you \$15.00 per month from rentals, it being necessary for us to retain a balance to take care of taxes, water, insurance, repairs, etc.. It would be more convenient for us to send you \$30.00 every two months, so before sending you remittances, would you kindly advise if this will be satisfactory to you, or whether you prefer \$15.00 each month.

Awaiting your news, we remain,

Yours truly,

H. Ireland

P. Doust
Administration Department

PD/ms
ENCL.

File No. 10734
Reg. No. 05994

SUMI, Isamu Katsuyo

<u>Date</u>	<u>Particulars</u>	<u>Dr.</u>	<u>Cr.</u>	<u>Balance</u>
<u>1942</u>				
Sept. 8	C. Green - Rent June 26		25.00	
" 8	" - Rent July		25.00	
" 8	" - Rent August		25.00	
" 8	" - Rent to Sept. 30		5.00	
" 8	Cash - Mrs. Sumi		80.00	
" 8	B. Owens - Roof repairs	3.50		
" 8	Service Fumigating Co.	30.00		
" 8	A.N. Renfrew - Decorating & Plastering	77.00		
" 8	Water Rates	7.00		
" 8	Commission	8.00		
Oct. 7	Chas. Green - Rent Oct. 1		25.00	
" 7	Commission - J.L. Clark Realty Co.	1.25		
Nov. 11	C. Green - Rent Nov. 1		25.00	
" 11	Commission	1.25		
Nov. 18	City of Vancouver 1942 Taxes on 1907 W. 4th Ave.	65.36		
<u>1943.</u>				
Jan. 19	Rents Collected		25.00	
" 19	Commission	1.25		
" 19	Repairs & Maintenance	8.40		
Mar. 11	Rents Collected		50.00	
" 11	Commission	2.50		
" 11	Repairs & Maintenance	2.00		
" 11	Sundry per Rental Statement	7.00		
Apr. 15	Rents Collected		25.00	
" 15	Commission	1.25		
June 11	Rents Collected		50.00	
" 11	Commission	2.50		
July 3	City of Vancouver - 1943 Taxes	61.23		
		<u>279.49</u>	<u>360.00</u>	<u>80.51</u>

EVACUATION	
Rec'd	JUL 31 1943
File	10734
Ref	Donet

225 - Palmerston Ave.

Toronto, Ont.

25th July, 1943.

Ba 514

Mr. P. Donet - Administration Dept.
Office of Custodian - ~~East~~ & Gran -
Vancouver, B.C.

or bal
\$80.57
end July

Re - 1907 W 4th Ave.
Vancouver, B.C.

Dear Sir: ~~statement~~
+ cheque

I have a house at the
above mentioned address which
I left in care of ~~the~~ agent,

Mrs. J. L. Clarke, of W. 4th Ave.
Vancouver, and rents the house
for \$25 a month. Having no
knowledge of whom to write
and so far I have not received

any rentals.

Yesterday, I met Mrs. Tsubako Yoshimoto, who now resides across the street from me. She was very kind in giving me the informations and so I am asking you for the help which I am in desperate need.

I came here in Toronto a month ago and with the family expenses I spent all the money & I have been borrowing money from my daughter for living expenses, and can't ask for any more.

I have figured after

deducting the tax, water rates,
and agents fee, that there
should be about \$110 odd.

It was last summer in July
that my agent demanded \$80
for the redecoration of the house
and I borrowed that money
from my daughter.

Please communicate with me
immediately, and will be
anxiously waiting.

Yours truly,
(Mrs.) Katsuyo Sumi.
Reg. No. 05994.

10734.

December 12, 1942.

J. L. Clark Realty,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Isomatsu (Katsuvo) SUMI

In reply to your letter of the 8th instant regarding the furnace for this house belonging to the above, as we have no funds on hand to date for the instalation of this furnace, we would ask you to kindly notify the tenant that we are unable to comply with his wishes at the present time and suggest to him that you have a register to put in the ceiling in two rooms so that they might use a heater in the lower floor to heat the upper floor.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

AMERICAN AUTOMOBILE INSURANCE COMPANY

AMERICAN AUTOMOBILE FIRE INSURANCE COMPANY

C. ALBERT MITCHELL
GENERAL AGENT FOR
BRITISH COLUMBIA
PHONE: SEYMOUR 4328

J. L. CLARK REALTY CO.
2173 WEST 4TH AVE.
VANCOUVER, B.C.
BAYVIEW 5147

OFFICE OF THE CUSTOMER
JAPANESE SECTION
RECEIVED
DEC 9 1942

150 HOWE STREET
VANCOUVER, B.C.

Dec 8th/42.

Cust. Japan Japanese Sec
Cor Hastings & Granville.

Sumi a/c file 10734.

Dear Sirs;

You phoned me re Charles Green tenant wanting a furnace in this house, I have a price for this of \$162.50, everything has to be found in this house, I think if a register was put in the ceiling in two rooms and they would use a heater as other tenants have done for years they would be O. K.

Re 1952 w 2nd Ave file #11681, this is a replacement and some of the piping can be used this new furnace will cost \$127.50 installed, I think this job should be done at once, as the kitchen range is a long distance from the other rooms, no rooms are above the kitchen, it has been an addition added to the house after it was first built.

Yours truly,

Attention of Mr Douet.

estimated
for file
11681

11681
5375
1039

[Handwritten signature]

10734

November 20th, 1942.

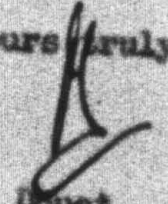
The J. L. Clarke Realty Company,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Isamatsu Katsuro SHIMI

With reference to our phone conversation of yesterday, another request has come through from one of our other Departments from Mrs. Green, the tenant at 1907 West 4th Avenue, for a furnace to be installed. As about \$160.00 was spent on this house when the Greens took possession and we understand they took the place knowing there was no furnace, we do not feel inclined to do anything about this matter unless a higher rent is charged, and for this we take it, that it would be necessary to see the Rental Control Board. We understood from you there is a heater or heaters in the building. In any event you might phone us on this matter early next week.

Yours truly,


P. Douet,
Administration Department.

PD:BT

10734 and 11320

September 17, 1942.

Mr. J. L. Clarke,
Messrs. J. L. Clarke Realty Company,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Mrs. S. KAMEDA
Re: Mrs. Isomatsu Katsuvo SUMI

With reference to our letter of the 20th of August relating to the properties of the above which you are handling on behalf of these Japanese, we shall be glad if at the end of this month you will kindly let us have a statement covering each of these properties, showing how the position stands with regard to rents received, disbursements, etc.

We have very little on our files relating to the Japanese properties under your care, and are anxious to have full particulars by the end of the present month.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD:BT

✓
10734, 11320,
~~10734, 11320~~

August 20, 1942.

Mr. J. L. Clark,
Messrs. J.L. Clark Realty Co.,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Isematsu Katsuyo SUMI, File 10734
Mrs. S. KAMEDA, File 11320.

With reference to our phone conversation of this morning regarding properties owned by the above, and of which you were appointed agents by these Japanese, we understand that by arrangement with the owners, you have advanced funds for certain repairs to these properties, such as new roof, kitchen range, etc., and that you will reimburse yourself from rents received.

In the special circumstances, we have no objection to this procedure, but shall be glad if you will let us have a statement each month, showing how the position stands. As soon as the repair bills are cleared up, rents received, less your commission, should be forwarded to this office on the lines already indicated to you.

We further understand, with regard to the other three Japanese properties you are handling, that these are still occupied by the Japanese families but that you will report to us as soon as they leave and the prospective tenants take possession.

Thanking you,

Yours truly,

F. G. Shears,
Assistant Manager.

PD:BT

July 15, 1942

J. L. Clark Esq.,
Messrs. J. L. Realty Co.,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Stephen Atsumu KAHINO - File #10446 ✓
Mrs. Isomatsu Katsuyo SUMI - File #10734 ✓
Mrs. Yoshikuni Yoshiko ADACHI - File #11216
Mrs. Yoshikatsu Tokiko HAGAMI - File #11223
and Mrs. S. KAMEDA - File #11320

We have before us your letter of July 6th from which we note that the properties owned by the above have been handed to you for rental and control.

In view of what you mention in the last paragraph of your letter in connection with a cheque which was returned to you "N. S. F." connected with work on Mrs. Sumi's property, we suggest that you should never overlook the fact that Japanese property, after registration or evacuation, becomes vested in the Custodian and you should not therefore proceed with any major work without our consent.

Mrs. S. Kamada does not appear to have registered with us. If you will kindly supply us with her full name, we will endeavour to locate her address and send her forms so that she may complete registration with us.

We note in connection with Mrs. Kamada's house that intensive repairs appear to be necessary. Until Mrs. Kamada has registered with us or we have authoritative evidence that she has been evacuated, we cannot issue any definite instructions in connection with her affairs.

We are enclosing herewith our form letter which is sent to Agents which have been appointed by Japanese. In order that our files may be complete we require a written authorization from the Japanese owners appointing you to act for them. Were your instructions verbal or have you any document which you can send us to support our file in this regard?

10734

July 3rd, 1942.

Messrs. J.L.Clark Realty Co.,
2173 West 4th Avenue,
Vancouver, B.C.

Dear Sirs:-

re SUMI. Katsuvo. Mrs. Isematsu

We are in receipt of yours of June 18th and
thank you for information contained therein.

It will, of course, be necessary to conform
to our policy with regard to rental collections and
remittances to be made to this office each month, less
the usual 5% commission.

With regard to the articles being left in the
attic it would be desirable for an inventory to be made
and the tenant should be asked to acknowledge the goods
being left there for safekeeping so that our files may
be complete.

Yours truly,

FGS:EB.

F.G. Shears
Assistant Manager

10734

**AMERICAN AUTOMOBILE INSURANCE
COMPANY**

**AMERICAN AUTOMOBILE FIRE
INSURANCE COMPANY**

C. ALBERT MITCHELL
GENERAL AGENT FOR
BRITISH COLUMBIA
PHONE SEYMOUR 4328

650 HOWE STREET

VANCOUVER, B.C. June 18th/42.

OFFICE OF THE DISTRICT
JAPANESE SECTION

RECEIVED
JUN 19 1942

J. L. CLARK REALTY CO.
2173 WEST 4TH AVE.
VANCOUVER, B.C.
BAYVIEW 5147

Re; - SUMI, Katsuyo Reg # 05994

R. H. Alexander Esq.,
506 Royal Bank Bld.,
Hastings & Granville,

Dear Sir;

Yours of June 16th to hand, re 1907 W 4th Ave, I have under instructions from the owner Mrs Sumi rented this house at a rental of \$25.00 per month, no lease, there is two stories and Attic in the house, they are storing nearly all of their household affects in the Attic and leaving the key with me for the time being.

Immediately they leave the house I am having it Fumigated, and decorated throughout, and slight repairs to the roof, and am instructed to deposit revenue from the rents in her bank account # S1448 in the Canadian Bank of Commerce Yew St branch, where I have several other accounts. I am also to pay the water accounts when due, and any necessary repairs, trusting this is the information you require, I am,

Yours truly,

J. L. Clark