

11588

P.D. 17/11/42
INFORMATION FROM R.C.M.P.

DATE Aug. 27/43

Our File No. 11588

Full Name DESHIMA, Tamako
(Surname in Block Letters)

Registrar No. 07261 Male - Female
(Check) Age May 16, 1923

Former Address 516 Alexander St., Vancouver, B. C.

Date Exited Sept. 24/42 Naturalized - Canadian-Born - National
(Check)

Present Address

51 Kinross St. Hamilton, Ontario 153 Kingston St. N.
Hamilton, Ontario
Lassen Creek, Slokan, B. C. 51 Kinross St. Hamilton, Ont. 4/2/47

Married no
(Check)

Name of Wife

Name of Husband

Name of Mother (SHISHIKURA) Gin-Dec'd Name of Father DESHIMA, Tomokazu 012977

Names children under 16

Request

ECT

Registered with Custodian

yes
(Yes or No)

Additional Information Clerk. Worked at cr. Richards & Robson. Press In boots Coffee
Shop.

REAL ESTATE

BUREAU HASTINGS PARK
~~BUREAU POWELL STREET~~
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 11588

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: DESHIKA, Tamako
518 Alexander St., Vancouver, B. C.
HOME ADDRESS: Now in Hastings Park, Vancouver, B. C.
REGISTRATION NUMBER 07261 SEX: Female AGE: 19
OCCUPATION: Clerk

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Union Fish Co. Ltd., 469-Powell St., Vancouver, B. C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Lot 29, Blk. 41, D. L. 196, Group 1,
New Westminster District, 417 Powell St., Vancouver, B. C.
2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey, wooden frame building.

3. INSURANCE (Give particulars; state where policies are) (Also Titoko sister)
\$500.00 Fire Ins. Beaver Fire Ins. Co. Winnipeg, Man., Vancouver Agent--
Walker & Worsley Ltd., Policy No. 46092. Premiums \$7.30, Paid to date.
Expires in Aug. 1st, 1942. Policy in possession of sister Fumiko

4. TAXES (Amount and where payable) Taxes due for 1942. \$83.71 Not yet paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Rented by Mrs. Tsuchida for \$30.00
per month. Paid to date. Tenants do not expect to be in house long.
Declarant expects to rent house after present tenants are gone.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In possession of sister (Pumiko) Hastings Park, Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Joint (MURRAY) ownership with sister (Itoko) Now in Hastings Park, Vancouver, B. C.
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. Hastings Park, Vancouver, B. C.
From 516 Alexander St., Vancouver, B. C. 2 storey, wooden frame building.
2. LANDLORD'S NAME AND ADDRESS. Sister (Mrs. Tomiko Aoyama) 516 Alexander St., Vancouver, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. Rent \$2.50 per month

4. STATE WHEREABOUTS OF LEASE.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
1 trunk, dishes, 2 beds, 2 springs, 1 dresser, 1 kitchen range, kitchen table and 6 chairs, 1 writing desk.
All stored in front room upstairs at 516 Alexander St., Vancouver, B. C.
Sister (Pumiko) is in possession of key.

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: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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

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

Dated this 20th day of July 1942.

(Signature) _____

E. C. Puffley
Witness

FOR DEPARTMENTAL USE _____

July 28th 1942. C

File Number 11588

Registration Number 07261.

DESHIMA, Tanako.

516 Alexander Street, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

417 to 421 Powell Street, Vancouver, B.C.
Lot 29, Block 41, D.L. 196, Group 1, New
Westminster District.

OWNERSHIP:

DESHIMA, Tanako and DESHIMA, Itoko.

BUILDING:

This is an old two storey frame store building with house and dwelling arrangements at the rear. 417 Powell Street is a small store in the front approximately 8 x 8; 419 Powell Street is another store in the front approximately 8 x 20' deep; 421 Powell Street is hallway on the east side of the property which runs back to the dwelling quarters at the rear. In the dwelling quarters there is a living-room, two bedrooms, kitchen, lean-to with small laundry room and toilet. Stairway to four single rooms and suite over stores which contains three rooms and kitchen. There is no plumbing upstairs.

LAND:

The size of the Lot is 25 x 122

TAXES:

No arrears.
1942 taxes, \$83.71 gross.

ASSESSMENT:

Assessment of Land	\$1225.00
Assessment of Building	700.00
Total Assessed Value	<u>\$1925.00</u>

INSURANCE:

We note from the Office of the Custodian Form that there is an Insurance Policy in the Beaver Fire Insurance Co. Winnipeg, Agents Walker & Worsley Ltd., Policy #46092 in the amount of \$500 covering this Building, expiring August 1st 1942. In view of the fact that this Policy expires in the immediate future we will issue a Policy to protect the Building for the same amount, which we trust will meet with the approval of the Office of the Custodian.

FINANCIAL POSITION:

We note from the Office of the Custodian Form, that the Certificate of Title is in the possession of the owners' sister, Miss Fumiko Deshima. We do not think that there is a great deal of possibility of renting these premises in the immediate future. There is a Japanese tenant in there at the present time and we believe we will be able to collect \$20.00 rent from them per month until they are evacuated. They stated definitely that they cannot pay \$30.00 per month as shown on the J.P. Form. Therefore as the 1942 taxes are still outstanding we would not consider this property to be in good financial position.

FURNITURE:

The furniture as shown on the J.P. Form is stored in an upstairs room at 516 Alexander Street. As we also made a report on 516 Alexander Street, which is owned by

AOYAMA, (Tomiko) Mrs. Kyozo, File Number 11217, you will note from the Report covering this property that we were unable to enter this room as it was locked. Therefore, we must assume that the Deshima furniture is also intact in that room.

REMARKS:

At the present time this property is occupied by Mrs. A. Tsuchida and her two daughter. She has two other daughters who are in hospital at Hastings Park. She agreed to pay Miss Deshima \$30.00 per month for the whole building and she subsequently rented the two front stores. At the present time No.417, the small store is vacant and No.419 is partially occupied by a Japanese Transfer Office. She also rented rooms upstairs but due to the evacuation of Japanese there is only one room occupied and she therefore cannot pay \$30.00 per month as she only receives \$20.00 per month from her husband who is working in a Road Camp.

RECOMMENDATIONS:

In view of the above we recommend that we be authorized to collect from Mrs. Tsuchida a rental of \$20.00 per month for the period from July 25th to August 25th, which is at the present time outstanding, and will continue to collect rent from her at this rate until such time as she is evacuated. When she is evacuated we will endeavour to rent the premises to some other tenant, although this will be extremely difficult in view of the large number of vacancies already in the Powell Street area.

THE RENTAL VALUE:

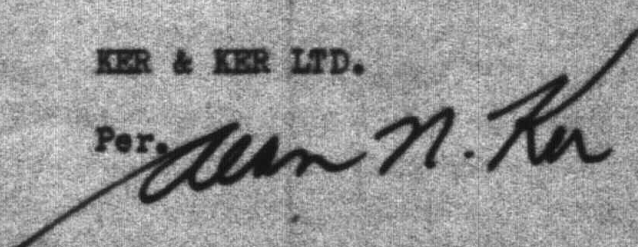
In our opinion a fair rental value for the whole premises would be \$25.00 to \$35.00 per month, dependent upon the type of tenant.

THE SALE VALUE:

The sale value of this property would not be more than \$2350.00 gross.

This property was inspected by Mr. J.M.Anderson, Rental Manager, and the writer on July 28th 1942.

KER & KER LTD.

Per. 

NOTE:

As we Reported on this property in the above name and under the above file number and also in the name of Itoko Deshima, file number 11587 we are dividing the cost covering both these Reports, between the two owners.

Files

-- SUMMARY --

May 28th, 1946

-- REAL ESTATE --

11587 - Itoke DESHIMA, Reg. No. 01482
11588 - Tanaka DESHIMA, " " 07261

Catalogue No: 195

Japanese Names: Itoke DESHIMA and Tanaka DESHIMA

Civic Address: 417, 419 and 421 Powell Street, Vancouver, B.C.

Local Description: Lot 29, Block 41, District Lot 196, Plan 196, N.W.D.
Vancouver, B.C.

Classification: Stores and Dwelling in rear.

Registered in the name of: Itoke DESHIMA and Tanaka DESHIMA

Title: Clear

Sold to: Lucy Gan Jang for \$1200.00 Cash as February 1, 1945.

Title delivered to: Lucy Gan Jang per Registered Mail April 10, 1945, Certificate of Title No. 119873-L. **NOTE:** Previous Certificate No. 62837L Indef. said in Registration of Itoke DESHIMA to be in possession of Miss Fumiko DESHIMA who was written to for same Feb 5, 1945. No evidence located on the files, that old Certificate was obtained by this office. Adjustments completed.

Funds released to: Joint account of Itoke DESHIMA and Tanaka DESHIMA as April 5, 1945.

Chattels: Not involved.

Fire Insurance: was transferred to Lucy Gan Jang, the purchaser, as at date of sale Feb. 1, 1945.

Remarks:

This property was an old two storey building occupied as stores in front and Dwelling arrangements in rear. It was given over to Ker & Ker, Ltd., Agents, for their administration under instruction of this office. The premises were in very poor condition. A memo on file dated January 20, 1943 indicates that "the property in this file has been vacant for the past 8 months, owing to lack of plumbing it is impossible to find a tenant". Peter Han, however, did rent the place as from Feb. 1, 1943 at \$25.00 per month. He was allowed 8 months rent towards installing plumbing, electrical repairs etc., as required by the City. He remained as tenant until such time

D

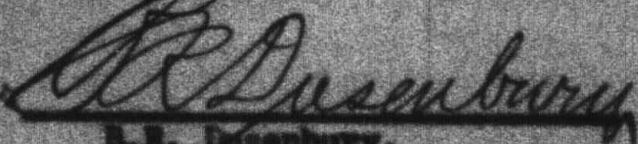
Files #11587 & 11588
REAL ESTATE SUMMARY - Continued

May 28th, 1946

Remarks: as property was sold.

Throughout the administration of this property there was much trouble with same owing to the structural and physical condition of the Building. The City complained frequently. Their letter of the 16th April 1943 is indicative of the condition at that time, and to which general reference has been made.

The above Summary is certified to be in accordance with the information on file, May 28th, 1946.


R.R. Dusenbury,
Administration Department.

11987/11988

Spain

18th January, 1945.

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

Dear Sirs:

Re: Catalogue No. 195
417-21 Powell Street

Your letter of the 12th instant written on behalf of your client, Mr. Lucy G. Jang, enclosing cheque for \$100.00 and offer to purchase the above property has been received and considered.

We are not able to accept this tender and are enclosing cheque in favour of Mr. Lucy G. Jang in the sum of \$100.00. 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 \$1,200.00.

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

Yours truly,

F. G. Shears,
Director.

FHM
encl.

11527/11528

22nd January, 1945.

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

Dear Sirs:

Re: Catalogue No. 195
117-21 Powell Street

We are in receipt of your letter of the 19th instant in which you advise us that your client, Mr. Lucy Gan Jang, is prepared to revise his offer to purchase the above property and now offers \$1,200.00 and enclosed his cheque for \$20.00.

This matter is receiving our favourable consideration and we will be writing you again in due course. Our official receipt for \$20.00 is enclosed herein.

We also have for acknowledgement your letter of the 20th instant enclosing cheque for \$100.00 and as requested over the telephone today we are returning this cheque for endorsement by Mr. Lucy Gan Jang.

We shall be obliged if you will kindly return same at your earliest convenience.

Yours truly,

F. G. Shears,
Director.

FMH

encl.

11987/11988

Jan. 24th, 1945.

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

Dear Sirs:

Re: Catalogue No. 195
417-21 Powell St.
L. 29. Bk. 41. P.L. 195.

Your letter of January 19th enclosing cheque for \$20.00 and offer to purchase the above property for the sum of \$1,200.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$1,180.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British subject, using the enclosed form for your reply.

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

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

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

Yours truly,

F. G. Shears,
Director.

GP:FR
Enc.

Catalogue No. 195,
File Nos. 11587 & 11588
417-21 Powell Street, Vancouver,
Lot 29, Blk. 41, D.L. 196,

LUNE GAN JANG

(purchaser)

In Account with: The Custodian of Excess Property

STATEMENT OF ADJUSTMENTS

(as at February 1st, 1945)

	DEBIT	CREDIT
Purchase price	\$1200.00	
Cheque received		1200.00
Seller's proportion of 1945 taxes		
$32/365 \times 77.73$		6.81
Taxes November 4th to January 1st, not paid.		19.53
Amount of rent collected - seller's proportion		
(February 1st to February 28th)		
(March 1st to March 31st) 2 months @ \$23.75		47.50
Registration fees on deed - \$1200.00	6.65	
Insurance premium - 49.45×36.50	18.03	
Balance owing to purchaser	69.16	
	<u>\$1273.84</u>	<u>1273.84</u>

BALANCE OWING TO PURCHASER - 69.16

401 411
11588
File Nos. 11587 & 11588,
Catalogue No. 195.

April 9th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Itako HESHIMA
Yamato HESHIMA
City of Vancouver
Lot 29, Blk. 41, D.L. 196,
S.S. 1, S.E. 1/4, Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, March 8th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 119872-L, dated March 8th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 119873-L, dated March 8th, 1945, registering the property in the name of Lucy Gan Jang (Dead).
3. Duplicate of Transmission dated March 1st, 1945.
4. Duplicate of Dead dated March 1st, 1945 - Secretary of State to Lucy Gan Jang.
5. Certificate of Indefeasible Title number 119873-L, dated April 4th, 1945, covering the above property in the name of Lucy Gan Jang.

D. A. Cramer

DAC:JB
13th.

11567 & 11568

May 2, 1945

Misses Itoke & Tamako DESHIMA,
Reg. Nos. 01482 & 07261,
Lemon Creek, B. C.

Dear Madames:

Re: Catalogue No. 195
417-21 Powell Street
29/41/196.

Please be informed that the above property was sold as of February 1, 1945 for the sum of \$1200.00. An independent appraisal of this property was obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

G. D. Wilson
Administration Department

GDM/GH
Enc.

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Catalogue No: 195

Street Address: 417-21 Powell Street, Vancouver, B.C.

Legal Description: 29/41/196

Name: DASHINA, Itoke,
DASHINA, Tanaka.

File No: 11567 and 11568

Reg. Nos. 10482 and 87261

Date of Sale and Adjustments February 1, 1945.

Sale Price \$ 1200.00

Real Estate Agents Commission \$ 60.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Interest on Mortgage~~~~Other Charges~~

Adjustments:

Fire Insurance 18.03

Taxes to Jan. 31/45 6.81

Water Nov. 4th to Jan. 31/45 19.59

97.84 \$ 1218.03

Net Proceeds credited to your account
as of February 1, 1945.

1120.19

April 17, 1945.

Date:.....

George Peters.

Compiled by:.....

SECRET

May 28th, 1945

SECRET

File

11507

--

Itoke NISHIDA,

Reg. No. 31482

11508

--

Tamako NISHIDA

* * 07263

No claims against or indebtedness of Itoke NISHIDA and/or
Tamako NISHIDA are revealed on the files jointly or severally, except
one claim for \$15.00 by Dr. C.H. HORI against Itoke NISHIDA which claim
was paid through this office December 4, 1945.

The above Summary is certified to be in
accordance with the information on file, May 28,
1945.

E. R. Dusenbury
E. R. Dusenbury,
Administration Department.

SUMMARY
FIRE INSURANCE

File

11587	—	Itoke DESHIMA, Reg. No. 01482
11588	—	Tanaka DESHIMA " " 07261

Fire Insurance was maintained on the Building while required and when the property was sold was transferred to Lucy Gan Jang, the purchaser, as at date of sale Feb. 1/1945. Return premium was allowed the above Joint owners in the sum of \$18.03.

NOTE: Insurance for \$500.00 was declared as July 20th, 1942; when insurance was renewed in March 1943, it was increased to \$1,000.00 and this was the amount transferred to the new Owner.

The above Summary is certified to be in accordance with the information on file, May 25th, 1968.

May 26th, 1936
B.R. Dusenbury
 B.R. Dusenbury,
 Administration Department.

MEMORANDUM

Files: 11217)
11585)
11586)
11587)
11588)

Sept. 21, 1942

TO: Mr. Spain

From: Mr. Green

I think there should be a list of goods stored by Cronas for the items removed from Mrs. Aoyama's property at 516 Alexander Street. Additionally you will see that the four Doshima sisters whose files are given herewith, have all declared the same effects. I suggest a joint letter be sent to the five sisters when the list of stored goods comes to hand.

HFG:IF

Feb 6/47

Have report on plane

"Inventory" of Mrs. Aoyama

in "Doshima"

D.

REAL ESTATE • RENTALS



LOANS • INSURANCE

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VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER
LIMITED

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

475 HOWE STREET
VANCOUVER, B. C.

Nov. 10th 1942

RECEIVED
NOV 12 1942

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. F.G. Shears
Assistant Manager.

Dear Sir:-

Attached hereto please find three statements as
follows:-

File #11585-11586, Tenant P. Bethal. Arrears \$45.00.
You will note from the enclosed statement that Mr. Bethal
is in arrears since August 9th to November 8th in the total
amount of \$45.00. We have repeatedly contacted Mr. Bethal
in an endeavour to procure these funds. He states that he
is unable to pay same. We have very little sympathy for
the tenant in this case. *pm*

We advised Mr. G.D. Milson with reference to this account
and recommended that the Bailiff be put in. We understand
that this is done by your Department. If not, if you will
kindly instruct us we will take the necessary steps.

File #11217 - Tenant Mr. A. Petrie. Arrears \$25.00.
This amount will be collected within three or four days
by our Rental Department. *pm*

File #11587-11588, Tenant Mrs. A. Tsuchida. Arrears \$20.00
(Japanese)

We know that Mrs. Tsuchida occupied these premises after
August 8th, but her evacuation date was unknown to her. We
collected \$20.00 from her to August 8th but were unable to
collect any more monies. She apparently was evacuated but did
not advise us to this effect. The property is now vacant and
we are endeavouring to gain access to it. After gaining access
we will immediately make arrangements to rent it if possible.

We are sending you these three Rental Statements as a matter
of Record. We do not know whether or not you wish us to do this if no
rent is received and the rent in arrears, but we think your Department
should be so advised.

Yours very truly,

KER & KER LTD.

Per. *Alan N. Ker / DR.*

ANK:DR
Encl

11505 ✓
11506 ✓
11507 ✓
11508 ✓
11517 ✓

November 17, 1942.

Miss Itoko DUSHIMA,
Reg. No. 01482,
Slocan, B. C.

Dear Madam:

Referring to your letter dated October 27th. we regret being unable to trace the several effects mentioned by you as belonging to your sister, Mrs. Aoyama. We have confirmed this in a letter to Mrs. Aoyama of today's date.

You state in your letter that a roll of linoleum is missing, belonging to you and your sisters, but I would refer you to the following list of personal effects declared by you to the Custodian, as being left at 516 Alexander Street, and now in storage at the Custodian's warehouse at 932 Pocell Street, Vancouver:

1 Dresser
7 Chairs
Kitchen table
1 Small desk
1 Roll of Linoleum
1 Chest
2 Bed ends, rails and 2 springs
1 Range

If you have no other personal property remaining in the protected area of British Columbia, will you kindly sign and return to this office the attached copy of this letter in the enclosed envelope.

Yours truly,

G. B. Spain,
Protection Department.

ENCLOSURE
ATTACH.

I hereby certify that the above list

Also Itoho DASHINA - Page 2.
November 13, 1972.

represents all my personal effects remaining in the
protected area of British Columbia.

Signed _____

Miss Itoho DASHINA,
Reg. No. 01452.

11-11-11-11-11

January 20, 1943

For File

Re: DEWIMA, Itoko
DEWIMA, Tetsuko

The property in this file has been vacant
for the past 3 months. Owing to lack of plumbing, it
is impossible to find a tenant.

We have made tentative arrangements with
Mr. Peter Lee to rent this property at \$20.00 per
month, allowing him two months rent towards installing
plumbing, electrical repairs, etc., as required by
the City.

W/2/43

Name: Itoko DESHIMAFile: 11587, 11588, 11585, 11580, & 11217Reg. No.: 01482CHATELS MOVED FROM 516 ALEXANDER ST.,
TO CUSTODIAN'S WAREHOUSE AT 992 POWELL

2	Ranges
1	Day bed
4	Bed springs
4	Bed frames
1	Baby buggy
2	Rolls roofing
2	Dressers
1	Ironing board
1	Book shelf
1	Roll Linoleum
4	Wooden boxes
9	Packages (small)
1	Framed picture
1	Table top
1	Scale
2	Small suitcases
1	Kitchen table
1	End table
1	Bamboo bookcase
2	Rolls linoleum
1	Box Misc. junk
1	10-gal Crock
1	Table lamp
1	Large chest
7	Kitchen chairs
1	Desk
1	Gas plate
1	Drop-leaf table
1	Sack cement (N. G.)

8/2/47

Noted, dealer warehouse visit - Aug 10/47
 on file #11587. (M.D.)

11587 and 11588

February 26, 1943.

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

Dear Sirs:

Re: London Guarantee & Accident Policy
#56134B

The above numbered policy was put on covering for \$500.00 July 28th to replace expiring insurance formerly covered under Beaver Policy #46092.

In a letter of February 19th from Walker & Worsley inquiring about this expired policy they refer to the coverage as being \$1,000.00 under Beaver Policy No. 46092 and I am wondering whether the \$500.00 coverage now in force is sufficient to take care of the present insurable value of this building.

Would you kindly check this matter please.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAD

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

**KER & KER
LIMITED**

475 HOWE STREET
VANCOUVER, B. C.

March 1st 1943

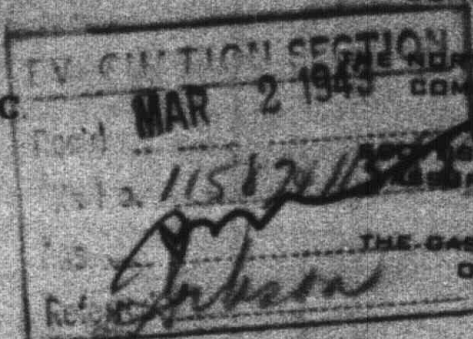
AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

NORTHERN ASSURANCE
COMPANY, LIMITED

THE METROPOLITAN
INSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA



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

Attention Mr. S.M. Gibson

Dear Sirs:-

Re: File #11587 & 11588 - DESHIMA, I. & T.
417-421 Powell Street, Vancouver, B.C.

We are in receipt of your letter to us of February 26th 1943, in connection with the Insurance on the above property. We have checked the file in this connection thoroughly and find that the original Office of the Custodian J.P. Form showed the Fire Insurance as follows:

"Beaver Fire Ins. Co., Winnipeg, Man., Vancouver
Agent - Walker & Worsley Ltd., Policy No. 48092.
Premium \$7.30. Expiry date August 1st. 1942."

Also attached to letter under date of July 31st 1942 from the Administration Department, on the sheet giving particulars of the property, it gives the same information, and as the Policy was expiring almost immediately we took steps to renew same on behalf of the Office of the Custodian for the same amount without obtaining a copy of the Policy from Walker & Worsley Ltd. There has apparently been an error carried through from the original J.P. Form when the Japanese Evacuee declared her Policy.

We have checked the valuation in our Report and also checked the property as well and agree with you that an additional \$500 coverage should be placed on the premises to take care of the insurable value, particularly in view of the fact that there will be a substantial revenue from the property.

We will hold the property covered until we have your instructions in this regard.

Yours very truly,

KER & KER LTD.

Per. *Alan N. Ker*

*Mr. J. W. 3
Placed Ker & Ker
to order 500
is suggested*

MEMORANDUM TO FILE

File Nos. 11517, 11509, 11506, 11507 and 11508

June 18th, 1943.

Re: AYAKA, Tomiko (Mrs. Ayano),
SHOJIMA, Chiyoko, (Miss)
KUMAKURA, Fumiko, (Miss)
SHOJIMA, Itoko, (Miss) and
SHOJIMA, Tomiko (Miss).

There has been some confusion over details on these files and correspondence is filed separately.

My copy of September list to Mr. Spain, though marked for all five files, does not appear on File 11517. Since it was written there was filed on 11509 a list of goods moved to storage under date of August 8th. A copy of this, though marked for all five files, appears on File 11508.

Subsequently Mr. Spain apparently wrote to one of the sisters though no letter appears on the file. A reply was received on October 27th on File 11507 from Itoko. She draws attention to Mrs. Ayano's additional registration, points out that the articles declared are jointly owned by the four unmarried sisters and claims some missing articles.

The present position is fairly well summarized in our letter of December 15th on Mrs. Ayano's file, 11517. This enumerates the following:

1. Missing articles.
2. Items moved to storage at 722 Powell Street.
3. Kitchen cupboard, stove (and according to agent's report, linoleum) left at 315 Alexander Street. The miller found nothing of value here, but a check is being made.

Finally secure. Ray & Ray reported on 11505 and 11506 that there were 4 small cartons or packages, contents unknown, in an upstairs room. Their report covers both 315 and 316 Alexander Street and it is not clear at which address these packages were left. As both residences were rented to tenants and had to be visited for non-payment of rent, it seems most improbable that these are still there, if indeed they were not removed by one of the sisters before departure. However, a check of this is also being made.

WFO:ML.

11588 ✓
11587

October 8, 1943.

Misses Tanako & Itoko DESHIMA,
Registration No. 07261 & 01482,
Lemon Creek, B. C.

Dear Mesdames:

We have been offered \$25.00 for your
two stoves that were moved from 516 Alexander
Street.

If you wish us to accept this offer,
please reply promptly.

Yours truly,

Geo. B. Spain,
Protection Department.

GBS/HMS

34.

File No. 11588
11587

Lemon Creek,
Slocan, B. C.
October 23, 1943.

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

Dear Sir:

We received your letter dated October 15
re stoves moved from 516 Alexander Street.

Please dispose of the two stoves at that
price and send us the approximate value of
each.

Yours truly,

I. Deshima
T. Deshima

I. Deshima 01482
T. Deshima 07261

EVACUATION SECTION	
Rec'd	OCT 29 1943
File No.	11588, 11587
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

11217
11585
11586
11587
11588

March 27, 1945.

Mrs. Toniko AOYAMA
Registration No. 06702,
LEMON CREEK, B.C.

Dear Madam:

With reference to the chattels removed from your former house and the former home of your sisters, we have to advise as follows: Owing to the fact that your chattels and those of your sisters did not bear separate identification marks, we have been obliged to sell everything under the name of your sisters. Lists showing proceeds of auction have been sent to them and the final sheet enclosed in the name of Miss Itoiko UESHIMA may be handed to her.

In order that you may each decide ownership of the respective chattels, we would suggest that you examine the auction lists together and advise us the results.

On receipt of your joint confirmations of the identity of the chattels, we will be pleased to apportion the funds in accordance with your respective wishes.

Yours truly,

G. B. Spain
Protection Department

GUS:LEM
Enclosure.

11587/11588

✓
May 7th, 1946

Miss Itoke DESHIMA, & Miss Tanako DESHIMA
Reg. No. 01482, Reg. No. 07261,
c/o Sanatorium, 51 Kinrade Street,
New Denver, B.C. Hamilton, Ontario

Dear Madames:-

On the 2nd of May 1945 we forwarded to you at Lemn
Creek a statement of your joint account showing a balance of \$1,043.51
Since then we have paid Dr. HORI, as you know, - 15.00
leaving a balance of - \$1,028.51
and have collected from Unemployment Insurance re
Clever Maid Manufacturing Co. - .39
Credit balance \$1,028.90

In view of the present request of Itoke DESHIMA for the
payment of funds from your joint account, it is suggested that you may
wish to have this account divided up for credit of the proper amount to
each of your accounts on our books. If you wish this done, please check
the statement above referred to, and let us know the amount that should be
credited to each account. On receipt of this advice, signed by both of
you, we shall give consideration to the distribution of the joint account
as indicated by you.

However, it is quite satisfactory to us that the account
remain as it is now, if you prefer it that way.

Yours truly,

BHD/DD.
Enc. 1.

 B.R. Dusenbury,
Administration Department.

cc. to Miss Tanako DESHIMA.

Re: Itoko Deshire #01482
c/o Sanatorium,
New Denver, B. C.

Tamako Deshire #07261
153 Hughson St., N.,
Hamilton, Ontario

May 11, 1946.

Mr. B. R. Dusenbury,
Administration Dept.,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re File No.'s 11587-11588

In reply to your letter of May 7th, we wish to have
the accounts disposed of as follows:

Cr. to joint account as at May 2, 1945	\$1043.51
Less Cr. from sale of stoves	\$25.00
Proceeds of auction sale	27.20
	<u>52.20</u>

Balance 991.31

Half of above	\$ 495.65 ✓
Plus sale of chattels	<u>52.20</u>

To cr. of Tamako Deshire #07261 547.85

The above sum of Five Hundred and Forty-seven Dollars
and Eighty-five cents (\$547.85) is required immediately
by Tamako Deshire at the above address, and an early reply
will be appreciated as well as a cheque for that amount.

This will leave a balance to credit of Itoko:

The sum of	\$ 495.66
Plus Un. Ins.	<u>.39</u>

Less Dr. Hori's a/c	496.05
	<u>15.00</u>

To cr. of Itoko Deshire #01482 \$ 481.05 ✓

This also will be your authority to pay Dr. Kumagai
the sum of Forty Dollars (\$40.00) for Dental services, from
balance to the credit of Itoko Deshire #01482.

Yours truly,

Tamako Deshire
Itoko Deshire
Tamako Deshire
Itoko Deshire

EVACUATION SECTION	
Rec'd	MAY 20 1946
File	11587/11588
Ans	
Referred	<i>Dusenbury</i>

*1000
for 11587*

11567/11586

May 29th, 1946

Miss Itoko DESHIMA,
Reg. No. 01462,
c/o Sanatorium,
Box Denver, B.C.

Dear Madam:-

We received on the 20th instant, a letter dated May 11th, signed by you and your sister Tanako. In it you and she indicated the distribution of the joint account. Your share is shown as \$481.05. Accordingly we have transferred that amount to your personal account on our books.

You have requested the payment of \$40.00 for dental services of Dr. KUMAGAI. We are enclosing a cheque for that amount payable to your order, so that you may pay him direct.

We shall be obliged for your acknowledgment in due course.

Yours truly,


B.R. Dusenbury,
Administration Department.

URD/LB.
Enc. 1.

cc. to Dept. of Labour, Japanese Division,

11586/11587

REGISTERED

May 29th, 1946

Miss Tasako DESHIMA,
Reg. No. 07261,
153 Hughson St. N.,
Hamilton, Ontario.

Dear Madam:-

We received on the 20th instant a letter dated May 11th signed by you and your sister Itoko. In it you and she indicated the distribution of the joint account. Your share is shown as \$547.85. We have transferred this amount to your personal account here.

In reviewing the files of yourself and sisters, there seems to have been considerable confusion as to the individual ownership of the household effects that were removed to our warehouse at 992 Powell Street. Consequently we are holding back temporarily the sum of \$52.20 indicated as the proceeds from the sale of chattels in the letter of the 11th instant, and are forwarding herewith our cheque for \$495.65 payable to your order. In the letter in question, Itoko releases to you her interest in the chattels mentioned. In order that the amount of \$52.20 can be made available to you, we shall require to have a written release of your other three sisters, namely Mrs. AOYAMA, Miss Chiyoko and Miss Fumiko, to any interest in the chattels, making up this amount. We enclose a list of these, so as to make the matter easily adjusted. You can draw up a simple release form, have the three sign same and forward it to this office for our records, if that is agreeable to all. On receipt of same, we shall give prompt consideration to forwarding this amount to you.

Kindly acknowledge receipt of the enclosed cheque, and advise regarding the chattels.

on 11/27
Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Encl.

Washed Jones 19/46

File No. 11587

GENERAL SCHEDULE

Itoho DESHIMA, Reg. No. 01482

Declared July 20/42	Sold at Auction	Warehouse Inventory	Shipped or released to Mrs. AOYAMA
1 trunk dishes 2 beds 2 springs 1 dresser 1 kitchen range kitchen table 6 chairs 1 writing desk	(1) X Van. 34 Oct. 25/44 X " " " X Private sale (2 stores) X	2 dressers Bamboo stand 3 Gas plate Stove 7 chairs K. springs Kitchen table small desk Table top Roll line Child's chair Chest Basket Parole Buggy Doll crib Curtain stretchers 3 sets Bed ends 3 sets Bed Rails Crock X Bachelary Couch 2 Orlogs 2 rolls roofing paper X 2 clothes Dryers Range	1 Gasoline Tin 1 Box Xmas decor. 2 rolls roofing paper 1 Japanese doll 1 table lamp 1 coal oil stove
Mrs. Oct. 27/42 1 Electric Heater 1 set Bed ends & rails 50 ft red garden hose 1 Box Carpenter tools 1 Bundle garden tools 1 roll linoleum			

(above would appear to belong to Mrs. AOYAMA File 11217 and cannot be traced).

Remarks: 2 stores sold by private sale.

NOTE: For some explanation see Miss Itoho DESHIMA's letter on file 11587 dated Oct. 27th, 1942. Also Mr. Green's memo on file 11217 same 28/43 and 1st Nov. 1942. On warehouse Inventory list items marked with red 'x' are those found on auction sheet. 34.

W.D. Davidson

115-88

NAME DESHIMA, ItokoREGISTRATION NO. 01482FILE NO. 11287

The following chattels were sold by public
 auction at 932 Powell Street, Vancouver on October 25, 1944.

1 Box of ornaments	\$ 1.00
Barrel, tin and contents	0.50
1 Taper and glass jug	0.40
Brassier	7.25
Desk	6.00
Bed and spring	8.00
Bed and spring	6.00
Sanitary couch	5.50
Baseball bat, curtains rods etc.	0.50
Piping	0.30
4 curtain stretchers and wire	0.30
Mugs	1.00
2 clothes dryers	1.25

*Transferred to Deshpense
 Account Jan. 3/49
 St. Mary*

*Prohibited by
 Joint of Deshpense 11/58
 J. H. K. and Deshpense 11/58
 J. H. K.*

Total	(Auctioneer's Fee \$ 3.81	\$ 38.05
Less Expenses: (Advertising)	0.88	\$ 10.85
(Moving)	6.16	
Net Proceeds Credited:		\$ 27.20

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 14.

Remarks.

Memo - Sep 10 - 1946.

*These proceeds were placed to the
 credit of Joint of J. H. K. and Deshpense
 Deshpense and with an item of \$2.23 for Shires
 and later transferred to J. H. K. Deshpense's etc.
 with approval of J. H. K. and Deshpense 2 May 46 for completion.*

11343/11344/11345/11346/11347

February 14th, 1947.

Mr. Justice BRIDGES, Reg. No. 10702 - File No. 11347,
 Miss Justice BRIDGES, Reg. No. 10702 - File No. 11347,
 Miss Justice BRIDGES, Reg. No. 10702 - File No. 11347,
 Miss Justice BRIDGES, Reg. No. 10702 - File No. 11347, (Rev. BRIDGES)
 Miss Justice BRIDGES, Reg. No. 10702 - File No. 11347.

Dear Madam: - Re: Household Furniture and Personal Effects

In previous letters to you all, we have referred to
 certain of having been in a confused state as between the five of you.
 We have referred to the proceeds of sales of chattels that have been placed
 in the account of Justice BRIDGES, namely \$27.20 until such time as agreement
 is reached as to disposition of same. We find an additional credit in the
 account of Mrs. BRIDGES of \$5.00 which will make \$32.20 for distribution amongst
 you five ladies. We have prepared a copy of our ledger sheet No. 10000000
 Feb dated October 27, 1946 showing \$27.20. To this is added:

Nov. 1946 - 2 shares - private sale	(27.20)
Feb. 1947 - 1 kitchen range	5.00
Total	\$32.20

With this copy of ledger sheet and of this letter to
 each of you, we shall ask that you agree amongst yourselves just how we shall
 distribute this amount. If agreeable the whole amount could be made in one
 cheque to account of you and that we could distribute the amount as you arrange.

Yours attention will be appreciated so that the matter
 may be closed.

Yours truly,

J. J. Bussaby,
 Officer of the Court.

11343/11344/11345/11346/11347

File No.
11588

MEMORANDUM

December 23, 1948

TO: Frances May,

FROM: Mr. Dusenbury

re: Tamako DESHIMA,
Reg. No. 07261

Pending clarification of ownership of chattels please transfer
from account of Tamako DESHIMA, Reg. No. 07261 to Chattels Suspense
account as below:-

<u>Auction Date</u>	<u>Ledger Date</u>	<u>Auction No.</u>	<u>Gross Amount</u>	<u>Net Amount</u>
1944 Oct. 25-	1944 Dec. 4-	34	38.05	27.20
	1943 Nov. 1-	Private sale 2 stoves -	25.00	25.00
	1945 Feb.	Private sale 1 Kitchen range	10.00	9.00
			<u>\$ 73.05</u>	<u>61.20</u>

Location - 516 Alexander Street, Vancouver, B.C.

Others said to have had chattels at the above address, sisters of Tamako DESHIMA
Reg. No. 07261, are:-

Tomiko AOYAMA	Reg. No. 06702
Chiyoko DESHIMA	" 07262
Fumiko "	" 10481
Itoke "	" 01482

HED/DB.



File No.
11588

MEMORANDUM

December 23 1948

TO: Frances May,

FROM: Mr. Dusenbury

Re:-- Tamako DESHIMA,
Reg. No. 07261

Pending clarification of ownership of chattels please transfer from account of Tamako DESHIMA, Reg. No. 07261 to Chattels Suspense account 6181, the total proceeds of Auction as below:-

<u>Auction Date</u>	<u>Auction No.</u>
1944	
Oct 25.	34

Location - 516 Alexander Street, Vancouver, B.C.

Others said to have had chattels at the above address, sisters of Tamako DESHIMA, Reg. No. 07261, are:-

Tamiko AOYAMA, Reg. No.	06702
Chiyoeko DESHIMA	" 07262
Fumiko	" 10481
Itoke	" 01482

RED/TO.

January 6, 1949.

To: Accounting Department
From: Miss May

Would you please credit Chattel Suspense Account and charge account of Tamako DESHIMA, #07261, File 11588, as follows:

Vancouver 34 Declined: \$38.05 Expenses: \$10.85 Net: \$27.20

Frances May

Itoko & Tawako DESHITA

File No. 11567 & 11568
Reg. No. 10482 & 07261

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 August 3	Rents collected Agent's commission	\$ 1.00	\$ 20.00	
December 30	Repairs re frost	5.00		
1943 February 24	Fire Insurance premium	7.30		
November 1	Sale of 2 stores		25.00	
December 16	Rents collected Commission, water, repairs	67.30	75.00	
1944 February 2	Water rates Land Registry Office - Certificate of Encumbrance	12.50 1.00		
June 19	Insurance	36.50		
August 29	1942 taxes	83.71		
December 4	Proceeds Auction Sale		27.20	
December 15	Rents collected Disbursements	133.35	300.00	
December 21	Payment on account taxes	80.00		
1945 February 1	Balance 1943 & 1944 taxes Rents to date Disbursements	95.50 25.72	25.00	
	Credit re Sale of Property		1,120.19	
		\$ 548.88	\$1,592.39	

CR \$ 1,043.51