

11832

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 11932

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: MIYAZAKI Masajiro

HOME ADDRESS: 2712 Triumph St., Vancouver, B. C.

REGISTRATION NUMBER 02139 SEX: Male AGE: 42

OCCUPATION: Doctor

(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

MARRIED? yes

NAME OF WIFE OR HUSBAND: Sumiko 11835 no personal property

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Elizabeth Masumi (F)

Rumiko Deanna (F)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 7, 4 yrs.

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

1. LOCATION AND DESCRIPTION: 2712 E Triumph St., City of Vancouver.
Lot "E" of Subdivisions 1 and 2 and 3, of Lot 33, Town of Hastings,
Suburban Lands.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 6 room, 2 storey,
wooden house.
One garage.

3. INSURANCE (Give particulars; state where policies are) New England Fire Ins. Co.,
Pittsfield, Massachusetts.
\$3500.00. Policy #6251567. Albert Mitchell (agent) 556 Howe St.
(\$2000.00 on the house.) In own possession.

4. TAXES (Amount and where payable) \$79.02 payable City of Vancouver. 1942 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
Mortgage of \$2000.00 paid off on January 16, 1942.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant. When
evacuated the house will be leased to Mr. Arthur F. Scammell, 2712
Triumph St, for \$40.00 per month. The contents of the house are
to be used by the tenant. The agent is Mr. G. E. Webber, 547 Howe
St., Vancouver, B. C.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

none

none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
Inolium on kitchen, hall, bathroom and one room upstairs, Venetian blinds on all windows, light fixtures & shades, Garden hose with top Mahogany table, lawn mower, shovel, rake, hoe, clippers, kitchen range, electric, kitchen garbage can, these things are to be used by the tenant.
These things are to be boarded up in the basement

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
2712 Triumph St., Vancouver, B. C.
1 bookcase (4 sections) medical books etc., 1 Singer sewing machine, 2 office light fixtures, 10 flower vases for Japanese flower arrangement, these things are to be used by the tenant.
Inolium on kitchen, hall, bathroom and one room upstairs, Venetian blinds on all windows, light fixtures & shades, Garden hose with top Mahogany table, lawn mower, shovel, rake, hoe, clippers, kitchen range, electric, kitchen garbage can, these things are to be used by the tenant.

STATEMENT OF REAL PROPERTY OWNED

6. IF FARM LAND, PARTICULARS OF CROPS SOWN

none

none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

none

4. STATE WHEREABOUTS OF LEASE AND RENT AND DATE TO WHICH PAID

none

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

none

2. LANDLORD'S NAME AND ADDRESS

none

1. LOCATION AND DESCRIPTION

none

STATEMENT OF REAL PROPERTY OCCUPIED

none

9. IF FARM LAND STATE CROPS SOWN

none

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST

none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS

none

Court House, Vancouver

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

\$1500.00 carried on the furniture. See insurance on 1st page.

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) _____

One \$50.00 Victory Bond. In own possession.

Nineteen \$10.00 War Savings Certificates. In own possession.

8. BANK ACCOUNTS: ~~One \$2500.00 No. A-581499. In possession of Company.~~

\$2770.00 Investors Syndicate of Canada.

" \$ 270.00 NNo. 2271. In own possession.

9. LIFE INSURANCE: ~~See back page~~

See back page for details of insurance.

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

none

11. SAFETY DEPOSIT BOX: _____

none

LIABILITIES:

1. PERSONAL DEBTS: _____

none

2. TRADE DEBTS: _____

none

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

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

Dated this 24th day of July 1942.

(Signature) Marajun Miyazaki

D.M. Chope.
Witness

FOR DEPARTMENTAL USE _____

P.D.

11832

INFORMATION FROM R.C.M.P.

Date July 20, 1943.Our File No. 11832Full Name MIYAZAKI, Masajiro (Dr.)
(Surname in Block Letters)Registration No. 02139^V
Male - Female
(check)Age Nov. 24/1899Former Address 2712 Triumph St., City.Date Evacuated Aug. 5/42Naturalized - Canadian-Born - National
(check)

Present Address

Wood. B.C. 7/5/47
Bridge River, B. C.^V
Married - Single
(check)Name of Wife Sumiko #02259Name of Husband - - -Name of Mother In JapanName of Father In JapanNames of Children under 16 Masuni (F) Feb. 19/35; Deanna Humiko (F) Nov. 27/37

Requested by

Registered with Custodian Yes
(Yes or No)

Additional Information

3640/12814/11632

November 7th, 1945.

Mr. Yojiro KONDO,
Reg. No. 03097,
House 207
Roseberry, B.C.

Dear Sir:-

In accordance with your request of the 10th September last
we are making payment of the following accounts in your behalf:-

Dr. H.H. SHIMOKURA -	\$160.00
Dr. Masajiro MIYAZAKI -	25.00

\$185.00

and are charging your account accordingly.

Yours truly,

BED/DD.

B.R. Dusenbury,
Administration Department.

Royal Canadian Mounted Police

\$ Vancouver March 10 19 42

Received from Skuntaro YAMASHITA on behalf of

Dr. M. Miyazaki

2712 Triumph St Vancouver

One Radio Sperton combination

Model 10240 serial # 102400038

Dollars, 100

One Radio Model Sperton
model 5141 Serial 51411026

Signature

J. J. F. Marshall

F 77-1 宮崎 様

ROYAL CANADIAN MOUNTED POLICE

No. 104 (2)

EXHIBIT REPORT

HEADQUARTERS File No.

SUB-DIV'N. & File No. Vancouver, B.C.

DIVISION & File No.

DETACHMENT & File No. C.I.P.

[Sup. H.C.]

DATE Feb. 15, 1944

Re: Dr. H. MIYAZAKI, 2732 Triumph St., Vancouver, B.C.
(Name of File)

On Feb. 10, 1944 at 1 D.P. Holmstrom, Capt.
(Date) (Number & Name)

Came into possession of the following described goods by:

Handed over by Shintaro FAJIMURA
(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1	✓	Radio - Spartan Combination, Model 10210 Serial No. 102100098. (1)
	1	✓	Radio - Model Spartan, Model 5141 Serial no. 51411025. (2)

11832

REMARKS: Handed over to the custodian of Allen Property.

(State briefly disposition)

DATE FEB 17 1944

[Signature]
(Signature of Receiver or Witness)

[Signature]
CERTIFIED CORRECT
(Signature of Officer in Charge)

11632

March 2, 1944.

Dr. Masajiro MIYAZAKI,
Registration No. 02139,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 277
2712 Triumph Street
E.D. 3/33/T.H. 3.1a

Please be informed that 2712 Triumph Street has been sold as of December 31, 1943 for the sum of \$3,500.00 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 you.

The net result of the sale is as follows:

Sale price	\$ 3,500.00
Less Real Estate Agent's Commission @ 5%	<u>175.00</u>
Net credit to your account	\$ 3,325.00

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB
cc to B. C. Security Commission.

11832

December 26th, 1943

The Home Investments,
547 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 277,
2712 Triumph Street

Your letter of the 29th instant written on behalf of Mr. & Mrs. Louis enclosing cheque for \$350.00 and offer to purchase 2712 Triumph Street for the sum of \$3500.00 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 \$3150.00.

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

FCS/AN

11832

3rd November, 1943.

The Investors Syndicate of Canada, Ltd.,
410 Pacific Building,
744 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Dr. Masajiro MIYAZAKI.

We are in receipt of your letter of the 29th ultimo and we have no objection to the cheque due on November 15th being forwarded to Dr. Miyazaki.

As regards applying the proceeds of this cheque to another contract on which payment will be due in the near future. If Dr. Miyazaki is agreeable and gives you written instructions this will be in order as far as this department is concerned.

According to our records the present address of Dr. Miyazaki is Bridge River, B.C.

Yours truly,

F. G. Shears,
Director.

FGS/PMB

INVESTORS SYNDICATE OF CANADA, LIMITED

Oct. 29, 1943.

410 PACIFIC BUILDING
744 WEST HASTINGS STREET
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	NOV 1 1943
File No.	11832
Ans.	Tutt
Referred	Shears

Mr. Shears,
Custodian of Enemy Property,
675 W. Hastings St.,
VANCOUVER.

Dear Mr. Shears:-

RE: Dr. Masajiro Miyasaki.

We have a sum of money due the above party about November 15th, 1943. The cheque is for Twenty-five Hundred Dollars (\$2,500.00) and should be applied to another contract belonging to Dr. Miyasaki, on which a payments will become due in the near future.

We would like you to advise us if it is in order for Dr. Miyasaki to endorse the cheque back to us as payment on his other contract, and, if so, how can we communicate with him.

If the cheque should be placed in your hands, we would require the certificate of which the cheque covers settlement. This certificate is number A-581499.

We will appreciate your direction in handling this matter.

Very truly yours,

CNC:B

C. N. Compton
C. N. COMPTON.
Divisional Manager.

11832

October 29, 1943

Your File No. 269G-13-2-1

Royal Canadian Mounted Police,
"E" Division, C.I.B.,
Vancouver, B. C.

Dear Sirs: Attention: J. Fripps. D/Insp.

In reply to your letter of October 16th, concerning the request of Masajiro MIYAZAKI, Reg.#02139 for the return of his radios, we wish to advise that the most recent ruling on this question does not give the Custodian permission to authorize the release of radios and cameras to Japanese owners residing in British Columbia.

There are no unpaid liabilities recorded on Masajiro MIYAZAKI's file, and, as we understand that the purchase of radios by Japanese residents of British Columbia is permitted, we know of no reason why this radio should not be released.

We would be pleased to receive a decision from your Department on this point.

Yours very truly,

F. Matheson,
Specified Articles Department.

DR. M. MIYAZAKI
BRIDGE RIVER, B.C.

Oct. 11, 1943.

Royal Canadian Mounted Police,
Vancouver, B.C.

Dear Sir:

Re: Radio

On August 27 1943 I wrote a letter to you asking your permit to let me have the radio but so far I haven't received the permit nor any reply.

On August 20th the Custodian's office wrote to me saying that it will send the radio if I get the permission from the R.C.M.P. so I wrote to you on Aug. 27th for the permit.

As I want the record player more than the radio will you be kind enough to let me have the combination.

The radios that I handed over to R.C.M.P. are

- (1) Spartan Combination Radio
Model 10240 Watts 12
Serial No. 102400038
- (2) Spartan Mantle Radio
Model 5141 Watts 52
Serial No. 51411026

Yours truly,

Massajiro Miyazaki
Reg. #02139

ORIGINAL

DOMINION OF CANADA

REVISED MAY 1941
REVISED MAI 1941

F. 7 IND.

INCOME TAX — IMPÔT SUR LE REVENU
NOTICE OF ASSESSMENT — AVIS DE RÉPARTITIONBASED ON INCOME OF
BASE SUR LE REVENU DE 19 40

N 63126

M.47

FILE
DOSSIER 2007ACCOUNT
COMPTÉCODE
CHIFFRE 2-2mDr. Masajiro Miyazaki,
c/o Custodian of Enemy Alien Property,
#506-675 West Hastings St.,
VANCOUVER, B.C.

M/106

(2712 Triumph St., Vancouver, B.C.)

Registration No. 02139

Bridge River, B.C.

1. DISTRICT OFFICE
BUREAU DE DISTRICT VANCOUVERDATE MAILED
POSTÉ LE June 4th

19 43

2. YOUR NET TAXABLE INCOME HAS BEEN DETERMINED IN THE SUM OF:
VOTRE REVENU NET IMPOSABLE A ÉTÉ DÉTERMINÉ COMME SUIT:

\$ N.D.Tax.....\$1100.00

3. YOU ARE HEREBY ASSESSED AS FOLLOWS:
VOTRE IMPÔT EST ÉTABLI COMME SUIT:

DOMINION

AMOUNT LEVIED MONTANT ÉTABLI	TAX IMPÔT	PENALTY FOR LATE FILING AMENDE POUR RETARD À PRODUIRE	INTEREST INTÉRÊT
INCOME TAX SUR LE REVENU	\$ --		
NATIONAL DEFENCE TAX DÉFENSE NATIONALE	\$ 14.00		
TOTAL	\$ 14.00	\$	\$
AMOUNT PAID ON ACCOUNT PAYÉ À COMPTE	\$ 11.00	\$	\$
BALANCE DUE SOLDE EXIGIBLE	\$ 3.00	\$	\$ 3.00
	(A)		(B)

4. AMOUNT PAYABLE AS AT
SOMME PAYABLE AU

July 4th

19 43

\$ 3.00

DC

INSTRUCTIONS AS TO PAYMENT
INSTRUCTIONS RELATIVES AU PAIEMENT

5. PREPAYMENT — PAIEMENT ANTICIPÉ

FOR EACH DAY THAT PAYMENT IS MADE IN ADVANCE OF THE DATE STATED IN ITEM 4, THE TAXPAYER MAY DEDUCT \$
POUR CHAQUE JOUR QUE LE PAIEMENT DEVANCE LA DATE INSCRITE AU NO. 4, LE CONTRIBUABLE PEUT DÉDUIRE

6. ADDITIONAL INTEREST — SUPPLÉMENT D'INTÉRÊTS

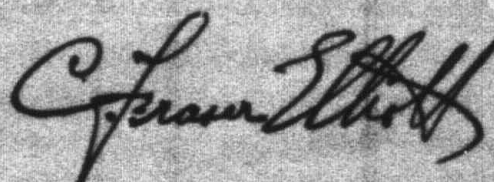
THIS STATEMENT INCLUDES INTEREST CALCULATED UP TO THE DATE SHOWN IN ITEM 4. ANY PAYMENTS ON ACCOUNT OF TAX (ITEM 5A) MADE
THEREAFTER MUST HAVE ADDED THERETO INTEREST AT 8% PER ANNUM.CE RÉLEVÉ COMPREND L'INTÉRÊT CALCULÉ JUSQU'À LA DATE INDICUÉE À L'ITEM 4. ON DOIT AJOUTER À TOUTS PAIEMENTS À COMPTE D'IMPÔT
(ITEM 5A) FAITS APRÈS LADITE DATE UN INTÉRÊT AU TAUX DE 8% PAR ANNÉE.

7. REMITTANCE SHOULD BE—

1. MADE PAYABLE TO THE RECEIVER
GENERAL OF CANADA, AND
2. SENT WITH THIS FORM
3. TO THE INSPECTOR OF
INCOME TAX
4. AT THE DISTRICT SHOWN IN ITEM 1.

7. TOUTE REMISE DOIT—

1. SE FAIRE À L'ORDRE DU RECEVEUR
GÉNÉRAL DU CANADA, ET
2. ÊTRE ADRESSÉE AVEC CETTE FORMULE
3. À L'INSPECTEUR DE L'IMPÔT
SUR LE REVENU
4. DU DISTRICT DÉSIGNÉ AU NO. 1.

PAYMENTS MAY BE MADE BY MARKED CHEQUE, POSTAL, EXPRESS OR BANK MONEY ORDER. ALL CHEQUES MUST HAVE AFFIXED THERETO
THE NECESSARY POSTAGE OR EXCISE STAMPS. AVOID SENDING CURRENCY IN ENVELOPES.LES PAIEMENTS PEUVENT S'EFFECTUER PAR MANDAT-POSTE, CHÈQUE VISÉ, MANDAT DE MESSAGERIES (EXPRESS) OU DE BANQUE. TOUT CHÈQUE
DOIT PORTER LES TIMBRES DE POSTE OU D'ACCISE REQUIS. PRIÈRE DE NE PAS ENVOYER DE NUMÉRAIRE SOUS ENVELOPPE.8. RETURN THIS FORM WITH PAYMENT (ITEM 7) TO
INSPECTOR OF INCOME TAX (INDICATED IN ITEM 1)RETOURNEZ CETTE FORMULE AVEC PAIEMENT (ITEM 7) À
L'INSPECTEUR DE L'IMPÔT SUR LE REVENU À (VOIR NO. 1)ALL CORRESPONDENCE TO BE LIKEWISE ADDRESSED
TOUTE CORRESPONDANCE DOIT ÊTRE ADRESSÉE DE CETTE MANIÈRE

COMMISSIONER OF INCOME TAX.
COMMISSAIRE DE L'IMPÔT SUR LE REVENU.

T. 7a-1

ORIGINAL

DOMINION OF CANADA

6 76713

DEPARTMENT OF NATIONAL REVENUE—INCOME TAX DIVISION

MINISTÈRE DU REVENU NATIONAL—DIVISION DE L'IMPÔT SUR LE REVENU

M.47

INSPECTOR OF INCOME TAX

DISTRICT VANCOUVER

DATE

July 14th, 1943.

RECEIVED FROM
REÇU DEADDRESS
ADRESSE

Dr. Masajiro Miyazaki,
 Custodian of Enemy Alien Property,
 #506 - 675 West Hastings St.,
 Vancouver, B.C.

2007

Formerly: 2712 Triumph St.,
 Vancouver, B.C.

AMOUNT PAYABLE AS PER NOTICE OF ASSESSMENT, FOR TAXATION YEAR
 MONTANT PAYABLE D'APRÈS L'AVIS DE REPARTITION, POUR L'ANNÉE FISCALE

—19 40

\$ 3.00

— ADDITIONAL INTEREST FOR LATE PAYMENT

INTERÊT ADDITIONNEL POUR PAIEMENT EN RETARD

(ADD)

(ADDITIONNER) \$

INTEREST ALLOWED FOR PREPAYMENT

INTERÊT ALLOUÉ POUR PAIEMENT D'AVANCE

(DEDUCT)

(DÉQUIRE) \$

EVACUATION SECTION

Rec'd JUL 24 1943

File No. 101 11832

ARS. EF

Referred

TOTAL \$ 3.00

COMMISSIONER OF INCOME TAX
 COMMISSAIRE DE L'IMPÔT SUR LE REVENU

(SIGNATURE OF CASHIER)
 (SIGNATURE DU CAISSIER)

THIS RECEIPT SHOULD BE CAREFULLY RETAINED. IT IS NOT VALID UNLESS SIGNED BY THE CASHIER.
 CONSERVER CE REC. IL N'EST VALABLE QUE SI IL PORTE LA SIGNATURE DU CAISSIER.

11832

file 11832
December 7, 1942.

Mr. Masajiro MIYAZAKI,
Registration No. 02139,
Bridge River, B.C.

Dear Sir:

Re: Mortgage-Sun Life Assurance
Company of Canada

There still appears to be registered against the following property a mortgage to the Sun Life Assurance Company of Canada, in the sum of \$2000.00:

Lot "E", S.D. 1, 2, and 3 of Lot 33,
Town of Hastings, Suburban Lands,
Plan 6037.

We have a letter from the Sun Life stating that this was discharged some time ago and that a release and a copy of the mortgage were given to you. Evidently you still have these documents in your possession.

Will you please consult with Mr. W.A. MacBrayne Supervisor of B.C. Security Commission at Bridge River, and he will instruct you how to file your lease. Please acknowledge this letter by return mail.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

SUN LIFE ASSURANCE COMPANY OF CANADA

HEAD OFFICE: MONTREAL

MORTGAGE DEPARTMENT
S. E. CLARKE, LOAN MANAGER

802 ROYAL BANK BUILDING

VANCOUVER, B.C.

December 4, 1942.

IN ALL CORRESPONDENCE ABOUT MORTGAGES
PLEASE REFER TO THEIR NUMBERS

Your File No. 11832

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

Attention: Mr. D.A. Cramer

Dear Sirs:

Re: Masajiro MIYAZAKI

In reply to your letter of December 1 requesting that we forward copy of the mortgage held by us under the above named Japanese, we would advise that this mortgage was repaid some time ago.

It is our practice when a mortgage is discharged to return the copy of the mortgage with the release form prepared and for this reason we are unable to supply you with a copy of this document.

Very truly yours,

S.E. Clarke,
Loan Manager

Per: *Q. H. Savanagh*

JFK:EER

11832

File 11832
December 1, 1942.

Sun Life Assurance Co. of Canada,
675 W. Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Masaiiro MIYAZAKI

Will you please send into this office the duplicate of the mortgage held by you and given by the above named Japanese on the following property:

City of Vancouver, Lot "E", Subdivisions 1, 2, and 3, of Lot 33, Town of Hastings, Suburban Lands, Plan 6037.

As soon as we have made a copy of the mortgage it will be returned to you. If it should be more convenient for you to let us have a certified copy of the document it would serve the purpose.

Will you also kindly supply us with a statement as to how the mortgage stands at date as to principal and interest.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

Catalogue No. 277

File No. 11832

Receipt of Certificate of Title No. 97267-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled. I also acknowledge receipt of Insurance Policy, New England Fire Insurance Company, Policy No. 6251567, duly assigned to me, and cheque for \$54.71 representing closing adjustments on sale to me of 2712 Triumph Street.

Dated at Vancouver, B. C., this 6th day of March 1944.

J. Leric

File No. 11832
Catalogue No. 277

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

Dear Sirs:-

Re: 2712 Triumph Street

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. Lonik*.....Signed

January 10th, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 11832
NAME: Masajiro MIYAZAKI
CATALOGUE NO: 277
RE: 2712 Triumph Street, Vancouver, B. C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot "E", Subdivisions
1, 2 & 3, of Lot 33, Town of Hastings,
Suburban Lands, Plan 6037.

Encumbrances: None

Taxes: 1943 taxes of \$79.02 paid. No arrears.

Vested: No. 34760.

VALUATION BY APPRAISER:	\$2700.00
AMOUNT OF BID:	\$3500.00
APPROVED BY ADVISORY COMMITTEE:	December 23rd, 1943.
AMOUNT RECEIVED BY CUSTODIAN:	\$3500.00
NAME OF PURCHASER:	Mary Lenic and John Lenic

KWW/W

K. F. WRIGHT

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CROSS
A.B.C. 5th EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

November 28th, 1944.

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

Rec'd	
File No.	11837
Ans.	
Referred	

Dear Sir:

Re: Catalogue No. 277, 2712 Triumph Street,
Lot "E" of Lots 1 - 2 & 3, Block 33,
Town of Hastings Suburban Lands.

This lot is on the South side of Triumph Street, between Slocan and Kaslo Streets. It is 40 x 122 feet to a 20 foot lane and level with both. There are cement walks to the front - a picket fence all round the back and a garage 13 x 21 feet with drop siding walls and shingle roof - wood floor.

The foundation of the $1\frac{1}{2}$ storey frame house is 30 x 28 feet and of cement. Exterior walls of the house are cedar shake, and the roof is of duroid shingles. Rooms consist of entrance and through hall, living room with electric fire place, french doors to dining-room. All the above have hardwood floors. The kitchen has a breakfast nook off, and tile sink and drainboards with built in cupboards (Cabinet). There is one (1) bedroom on this floor and the bathroom with pembroke bath and shower, basin (cracked) and toilet. Stair from the hall leads to two (2) bedrooms and a sewing nook upstairs, with $\frac{1}{2}$ sloping walls.

The basement has cement floor, laundry tubs - hot air furnace with coal stoker. Exterior paint is good and interior decoration fair. The nook and back porch are built beyond the foundation - on cement blocks.

As at date of inspection December 8th, 1943.
valuation to be Twenty-seven hundred (\$2,700.00) Dollars.

I believe a fair

Yours faithfully,

Loewen and Harvey, Limited.

A. Robt Harvey
Director.

ARR/H. encl. 1.

Home Investments, named agent.

Date.....

REAL PROPERTY MEMORANDUM.

File No. 11832

Name. Masajiro MIYAZAKI

Catalogue No. 277

Re: 2712 Triumph Street, Dwelling.
E/1,2,3,/33/T.H.S.L.

TITLES AND ENCUMBRANCES.

A. Title No. 17554 L

Property. Lot E Subdivisions 1,2, & 3 of Lot 33, Town of
Hastings Suburban Lands, Plan 6037.

Name. Masajiro Miyazaki

Whereabouts. in Land Registry Office probably.

B. Charges.

Registered. Mortgage to Sun Life. said to be paid in full and
discharged by Mortgagee. Search to see if Discharge
registered. See below.

Vested. 34760

Unregistered. Discharge of Mortgage to Sun Life. (Miyazaki states
that he registered it. See undated letter received
16/12/42)

Taxes. \$79.02, 1943 paid. receipt on file. no arrears or consolidated.
Water rates paid to 31/12/43 - by tenant.

Insurance. New England. \$3500. Exp. 7/1/45

Assessed Value: Land. \$415.00 Improvements. \$2150.00

Valuation by Appraiser. \$2700.00

Amount of Bid. \$3500.00

Approved by Advisory Committee. 23/12/43.

Paid as shown in attached letter. 31/12/43 through named agent.

Name of transferee as attached letter. ✓

ADMINISTRATION.

Tenancy. Lease at \$40.00 month. rents paid through named agents plus water
to be paid by tenant. Lease expired tenant overholding. Clause
in lease providing month to month tenure only in case of over-
holding.

Chattels. Apparently all removed from premises, but better check.

MW
6/1/43

This Indenture

made in duplicate the twenty seventh day of July

in the year of our

Lord one thousand nine hundred and forty two.

In Pursuance of the "Short Form of Leases Act"

Between

MASAJIRO MIYAZAKI

Doctor, of the City of
Vancouver, in the Province
of British Columbia.

hereinafter called the "Lessor" of the FIRST PART; and

ARTHUR F. SCAMMELL

Cabinet Maker, of No. 2712
Triumph Street, in the City
of Vancouver, Province of
British Columbia.

hereinafter called the "Lessee" of the SECOND PART;

WITNESSETH, that in consideration of the rents, covenants and conditions hereinafter respectively reserved and contained, the Lessor doth demise and lease unto the Lessee ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:- Subdivision E. of Lots One (1) to Three (3) of Block Thirty Three (33), Suburban Lands, Hastings Townsite.

THIS IS A COPY ONLY - -

*Dec 29/43
Thorned Home Investments
they paid 1st month's rent to
owner less commission. Owner
was in Vancouver at the time.
See this letter Oct 27/42.*

From the twenty seventh day of July

one thousand nine hundred and forty two

for the term of one year next ensuing

YIELDING AND PAYING therefor to the Lessor

the clear rental or sum of Four Hundred and Eighty ----- dollars of lawful money of Canada, payable on the following days and times, that is to say:

The sum of Forty x/100 Dollars (\$40.00) shall become due and payable on the

twenty seventh day of July 1942, and a like amount shall become due and payable

on the twenty seventh day of each and every month thereafter during the said

term, at the offices of Home Investment, 547 Howe Street, Vancouver, B. C., the

Agents of the Lessor.

AND the Lessee COVENANTS with the Lessor to pay rent, and to pay taxes, electric light, gas and telephone charges; and to repair (reasonable wear and tear, and damage by fire and tempest excepted).

AND that the Lessor may enter and view state of repair; AND that the Lessee will repair according to notice (reasonable wear and tear, and damage by fire and tempest excepted).

AND will not assign or sub-let without leave; AND will not carry on any business that shall be deemed a nuisance on the said premises;

AND that he will leave the premises in good repair (reasonable wear and tear, and damage by fire and tempest excepted).

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, THE then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term granted be burned down, or damaged by fire, so as to render the same unfit for the purpose of the Lessee and then so often as the same shall happen the rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury sustained and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been rebuilt or made fit for the purpose of the Lessee

AND ALSO that if the Lessee shall hold over and the Lessor shall accept rent after the expiration of the said term, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month;

AND ALSO that any additional covenants, conditions or agreements set forth in writing and attached hereto whether at the commencement of the said term or at any subsequent time and signed or initialled by the parties hereto shall be read and construed together with and as part of this lease, provided always that when the same shall be at variance with any printed clause in this lease, such additional covenants, conditions and agreements shall be deemed to supersede such printed clause;

PROVISO for re-entry by the Lessor on non-payment of Rent, whether lawfully demanded or not; or on non-performance of Covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

THE LESSOR COVENANTS with the LESSEE for quiet enjoyment.

Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

IN WITNESS WHEREOF, the said parties have hereunto set their Hands and Seals.

SIGNED, SEALED AND DELIVERED

In the presence of

GEO. E. WEBBER (SIGND.)

547 Howe Street,

Vancouver, B. C.

Agent.

MASAJIRO MIYAZAKI (SIGND.)

ARTHUR F. SCAMMELL (SIGND.)

THIS A COPY ONLY

Date July 27th 19 42

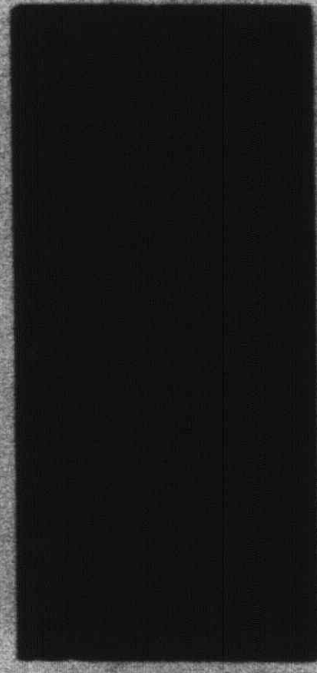
MISAJIRO MIYAZAKI

—TO—

ARTHUR F. SCAMMELL

House Lease

THE WILLSON STATIONERY CO. LTD., VANCOUVER, B. C.



MEMORANDUM

July 2nd, 1943.

To: File 11832

From: Specified Articles Department

Re: MIYAZAKI, Dr. Masajiro - Reg. 02139

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	S. Sparton combination, Model 10240, Serial #102400038.	\$ 60.00
	S. Mantel Sparton, Model 5141. Serial No. 51411026.	15.00

S. Sold by auction Mar. 2/44 Vancouver 12.

LIABILITY SUMMARY

Dr. Masahiro MIYAZAKI Reg. No. 02139 File No. 11532

The above named Japanese declared on his J.P. Form signed July 24th, 1942, that he had no Personal or Trade Debts and we can find no evidence of any claims having been filed against him.

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

June 2nd, 1947.

D. A. CRAMER

D. A. CRAMER.

DAC:1c

REAL PROPERTY SUMMARY

JAPANESE NAME: Dr. Masajiro Miyazaki Reg. No. 02139 File No. 11832
CATALOGUE NO: 277
PROPERTY ADDRESS: 2712 Triumph Street, Vancouver, B.C.
LEGAL DESCRIPTION: Lot "E", Subdivisions 1, 2, and 3, of Lot 33, Town of Hastings, Suburban Lands, Plan 6037.
TITLE: Registered in the name of Masajiro Miyazaki.
ENCUMBRANCES: Registered: 70522-H. 25th April 1929. 11.15 Sun Life Assurance Company of Canada. Mortgage for \$2,000.00. Due 22nd April 1934. Interest 7%. (With reference to Mortgage 70522-H in favour of the Sun Life Assurance Company of Canada against the above described property, I have searched records in the Land Registry Office, Vancouver, and find that the said mortgage was discharged January 11, 1943).

Unregistered: No indication of any unregistered charges.

Vesting Order filed No. 34760 dated August 28th, 1942.

ASSESSED VALUE: Land \$ 415.00
Improvements 2150.00 - \$2565.00 Taxes - \$82.12

CLASSIFICATION: This is a 1½ storey six room dwelling 30'x28' built on a 40' x 122' Lot to a 20' Lane. The valuator reports Nov. 28, 1944, in part as follows:

"The basement has cement floor, laundry tubs - hot air furnace with coal stoker. Exterior paint is good and interior decoration fair. The nook and back porch are built beyond the foundation - on cement blocks.

As at date of inspection December 8th, 1943. I believe a fair valuation to be Twenty-seven hundred (\$2,700.00) Dollars."

**HISTORY OF
ADMINISTRATION:**

This property was leased by Masajiro Miyazaki on the 27th July 1942 to Arthur F. Scammell for the term of one year from 27th July 1942, consideration \$480.00 payable \$40.00 per month, the first payment to become due and payable on the 27th July 1942 and a like amount shall become due and payable on the 27th day of each and every month thereafter during the said term. The Home Investments were appointed as rental agents by Masajiro Miyazaki. This was confirmed by the Custodian.

Rents collected \$720.00 against which were the following charges:

Plumbing	\$14.29
Water Rates	14.00
Commission	36.00
Sundry	<u>.75</u> - \$65.04

\$65.04

- Page 2 -

File No. 11832

\$40.00 of the above rents belonged to the new Purchasers and were taken care of in the final adjustment.

SOLD:

To: Mary Lenic and John Lenic for \$3500.00 as at December 31st, 1943.

Approval of Advisory Committee December 23rd, 1943.

Funds released to the credit of Masajiro Miyazaki as at March 8th, 1944, against which were the following charges: Real Estate Commission \$175.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$3.50 = \$187.50 leaving a net credit of \$3312.50 from said transaction.

Adjustment as at December 31st, 1943 to the amount of \$3.66 Unexpired Fire Insurance Premium was placed to the credit of Masajiro Miyazaki's account.

The following Fire Insurance Policy:

New England Fire Insurance Company, Policy No. 6251567, \$3500.00, - \$2,00.00 covering the private dwelling at 2712 Triumph Street, Vancouver, B.C. and \$1500.00 covering Household Effects while at 2712 Triumph Street.

The \$2,000.00 Insurance on the house was transferred to Mary Lenic and John Lenic February 2nd, 1944. The \$1500.00 Insurance on Household Effects was cancelled Sept. 27, 1944.

OLD CERTIFICATE OF TITLE:

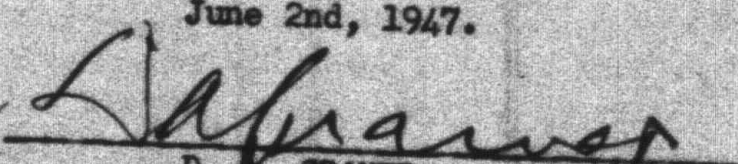
No. 17554-L

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

Certificate of Title No. 97267-L in the names of Mary Lenic and John Lenic was handed to John Lenic on 6th March 1944 and his receipt of even date acknowledging same is on file.

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

June 2nd, 1947.


D. K. CRAMER.

DAC:ic

\$65.04

- Page 2 -

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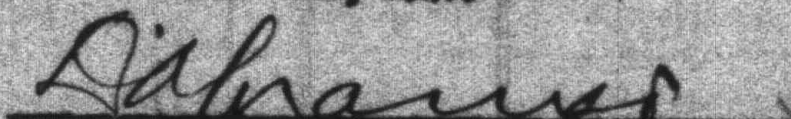
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The above summary is certified to be in accordance with information on file.

June 2nd, 1947.


D. A. CRAMER.

DAC:ie

Catalogue No. 277

File No. 11832

Name. MIYAZAKI, Masajiro

Civic Address. 2712 Triumph Street, Vancouver, B. C.

Legal Description. Lot "G", Subdivisions 1, 2, and 3, of Lot 33,
Town of Hastings, Suburban Lands, Plan 6037.

Classification. Dwelling.

SOLD

This property has been sold to Mary Lenic (housewife) and John Lenic,
(fisherman) of Vancouver. See Mr. Shear's letter of
December 31st, 1943.

1943

July 2nd

Memo re radios

1944

Mar. 22nd)

Jan. 13th)

Apr. 15th

Mr. Green's memos re chattels (all sold)

Memo re claims (Nil)

Radios and chattels have been sold and nothing
further requires attention with the exception
of the distribution of funds to MIYAZAKI's credit.

NAME
 REGISTRATION NO. 02129
 FILE NO. 11438

The following chattels were sold by public auction at 923 Powell St., Vancouver on May 9th, 1944.

- Marble top table
- Leads mower & catcher
- Garage car
- 5 Rolls Linoleum (old)
- Hose & reel
- 2 Chairs
- Electric Electric Range

\$ 16.00
 15.00
 2.00
 2.25
 10.00
 7.50
 85.00

Total

Less Expenses:
 (Auctioneer's Fee) \$13.00
 (Advertising) 3.12
 (Postage) 10.75

Net Proceeds Credited:

\$ 130.00
 26.25
 \$ 103.75

Members of Custodian Staff Present.
 Mr. Mills
 Extracted from Auctioneering List No.
 Vancouver 19.

Remarks.

Original sent to court with
 letter June 2/41

NAME WILLIAM, William

REGISTRATION NO. 00139 FILE NO. 1138

The following chattels were sold by public
 auction at 992 Powell St., San Francisco, on March 2, 1941.

Spurton Radio
 Spurton Control Comp. P.B.

\$ 29.00
 \$ 145.00

Total:

(Auctioneer's Fee) \$ 17.50
 Advertising 2.67
 Postage 0.00
 Less Expenses: 2.00

Net Proceeds Credited: \$ 174.00
 \$ 22.50
 \$ 151.50

Members of Custodian Staff Present.
 Mr. Willis

Extracted from Auctioneering List No. 1.
 Enclosure 12.

Remarks.

701 → File No. 11832
Catalogue No. 277

February 22nd, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Masajiro MIYAZAKI
Lot "B", Subds. 1, 2 and 3
of Lot 33, T.R.S.L.,
Plan 6037.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, February 11th, 1944, we
enclose herewith the following documents in connection therewith.

1. Copy of application number 97266-L dated February 11th,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 97267-L dated February 11th,
1944, registering the property in the names of John
Lenic and Mary Lenic (Deed).
3. Duplicate of Transmission dated January 29th, 1944.
4. Duplicate of Deed dated January 17th, 1944 - Secretary
of State to John Lenic and Mary Lenic.
5. Certificate of Indefeasible Title number 97267-L dated
February 17th, 1944, covering the above property in the
names of John Lenic and Mary Lenic.

DAC:JS
Encls.

D. A. Cramer

File No. 11832
Catalogue No. 277

February 22nd, 1944.

MEMORANDUM

TO: Mr. George Peters

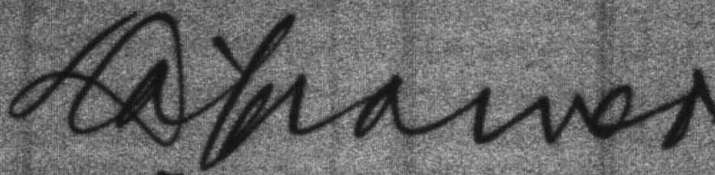
FROM: Mr. D. A. Cramer

Masajiro MIYAZAKI
Lot "E", Subds. 1, 2 and 3
of Lot 33, T.H.S.L.,
Plan 6037.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, February 11th, 1944, we
enclose herewith the following documents in connection therewith.

1. Copy of application number 97266-L dated February 11th,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 97267-L dated February 11th,
1944, registering the property in the names of John
Lenic and Mary Lenic (Deed).
3. Duplicate of Transmission dated January 29th, 1944.
4. Duplicate of Deed dated January 17th, 1944 - Secretary
of State to John Lenic and Mary Lenic.
5. Certificate of Indefeasible Title number 97267-L dated
February 17th, 1944, covering the above property in the
names of John Lenic and Mary Lenic.

DAC:JS
Encls.



File No. 11632
Reg. No. 02139

Masa-jiro MIYAZAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 March 8	Balance as per statement sent		\$3,383.97	
March 30	Proceeds Auction Sale		151.13	
April 5	Cheque to you	928.00		
	"	900.00		
April 27	Cheque to you	301.00		
May 29	Cheque to you	151.13		
May 31	Cheque to you	500.00		
June 6	Proceeds Auction Sale		103.77	
August 22	Advertising Property Valuation property	4.00 5.00		
September 9	Cheque to you	703.61		
September 23	Cheque to you	151.13		
October 6	Refund Insurance premium		.90	
1945 January 10	Your remittance		4.10	
November 9	Y. Kondo - full settlement of account		25.00	
		<u>\$3,643.87</u>	<u>\$3,668.87</u>	
				GR \$ 25.00

STATEMENT RE SALE OF:

Name: MIYAZAKI, Masajiro

Catalogue No: 277

File No: 11832

Street Address: 2712 Triumph St.
Van. B.C.

Reg. #02139

Legal Description: E/1,2,3/33/T.H.S.L.

Dec. 31/43

Date of Sale and Adjustments

Sale Price

\$ 3500.00

Real Estate Agents Commission

\$ 175.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

~~Exclusions:~~~~Unpaid Vendor~~~~Mortgage~~~~Interest of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance

3.66

~~Taxes~~~~Water~~187.50\$ 3503.66Net Proceeds credited to your account
as at Dec. 31st, 1943.3316.16 *AKB*

February 20th, 1946.

Date:.....

Mr. George Peters.

Compiled by:.....

Catalogue No. 277
File No. 11832
2712 Triumph Street
N/A, 2, 3/33/T.N.S.L.

RECEIVED

As of December 31, 1943.

Debit purchaser

24/72 x \$ 11.00	insurance premium (ex. 7/1/45)	\$ 3.66
Registration fees on Deed. \$3,933.10		11.50

Total debits

\$ 15.16

Credit purchaser

Proportion rents for month of January 1 to January 26 - 26/31 x \$38.00	\$ 31.67
Rents collected for month of January 27 to February 26	38.00

Total credits

\$ 69.67

Less total debits

15.16

Net credit due to purchaser

\$ 54.71

cc to Mr. & Mrs. John Lonic

File No. 11832
Reg. No. 02159

Masafiro MIYAZAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 November 5	Balance brought forward			
November 10	Rents collected Commission		\$ 62.68	40.00
December 3	Rents collected Commission	2.00		54.00
December 28	Ck 7064 - M. Miyazaki	2.00		
1944 January 5	Rents collected Commission	100.00		40.00
February 11	Ck 8110 - Registration of transmission and deed Lot "E"/Sub. 1, 2 & 3/33/TH suburban lands/6037/ Cat. # 277	2.00		
February 12	Rents collected Commission	15.00		40.00
March 4	Ck 8505 - John Lenie & Mary Lenie - closing adjustments 2712 Triumph St. Cat. # 277	2.00		
March 6	Ck 8574 - Home Investments - commission on sale of 2712 Triumph St.	54.71		
March 8	Sale of Cat. # 277 - 2712 Triumph St.	175.00		
			3,500.00	

CR \$ 3,383.97

File No. 11832
Reg. No. 02199

Masaaki Miyazaki

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 May 20	Balance carried forward		\$ 137.34	
May 21	Ck 3327 - M. Miyazaki	75.00		
June 9	Rents collected Commission	2.00	40.00	
	Repairs & Maintenance	14.29		
June 29	City of Vancouver - 1943 taxes	79.02		
July 8	Rents collected Commission	2.00	40.00	
July 22	Ck 4378 - Pacific Great Eastern Railway - freight charges	.66		
August 11	Rents collected Commission	2.00	40.00	
September 4	Canadian Credit Mens' Trust Assn. first & final dividend of 17 1/2% of claim by Kawada Box Co.		11.31	
September 18	Rents collected Commission Sundry	2.00 7.00	40.00	
October 8	Rents collected Commission	2.00	40.00	
November 5	Ck 6053 - Masaaki Miyazaki	100.00		

CR 62.68

File # 11632
Reg. # 02159

STANLEY MASSIMO

<u>DATE</u>	<u>PARTICULARS</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
Sept. 4th.	A. Scammell, Rent Home Investment Commission	\$ 2.00	\$40.00	
Sept. 30th.	A. Scammell, Rent Home Investment Commission Parts for light switch in dining room	2.00 .75	40.00	
Nov. 14th.	A. Scammell, Rent Home Investment Commission	2.00	40.00	\$113.25

File No. 11832
Reg. No. 0-139

Masajiro MIYAZAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 14	Balance brought forward		\$ 113.25	
December 1	Ck 1091 - Dr. Masajiro MIYAZAKI	100.00		
December 4	Rental Statement Commission	2.00	40.00	
December 22	Ck 1292 - MIYAZAKI, Dr. M.	30.00		
1943 January 12	Rents collected Commission	2.00	40.00	
January 27	Ck 1591 - Certificate of Encumbrance-Vancouver	1.00		
February 8	Rents collected Commission (Home Investments) Sundry per rental statement	2.00 7.00	40.00	
March 8	Rents collected Commission	2.00	40.00	
March 23	Ck 2336 - P. G. E. Railway - Cost of shipping goods to Bridge River, B. C.	29.91		
March 30	Ck 2439 - Hauling & Packing personals	36.00		
April 8	Rents collected Commission	2.00	40.00	
May 8	Rents collected Commission	2.00	40.00	
				CR \$137.34

File No. 11632
Reg. No. 32139

Debitivo HVAZAS

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 March 6	Balance as per statement sent			
March 30	Proceeds Auction Sale		33,383.97	
April 5	Cheque to you	928.00		
		900.00		
April 27	Cheque to you	301.00		
May 29	Cheque to you	151.13		
May 31	Cheque to you	500.00		
June 6	Proceeds Auction Sale		103.77	
August 22	Advertising Property Valuation Property	4.00 5.00		
September 9	Cheque to you	703.61		
September 23	Cheque to you	151.13		
October 6	Refund Insurance premium		.90	
January 10	Your remittance		4.10	
November 9	Y. Kondo - full settlement of account		25.00	
		83,643.87	83,658.87	

CR \$ 25.00