11927

PLEASE FILE AT THE BOTTOM OF THIS FILE IN PLACE OF THE 'JP' FORM

File No. 11927

MEMORANDUM

Mr. Tokujiro ARAI, Reg. No. 04316

This man has been written to repeatedly but refuses to complete the 'JP' form. The B. C. Security Commission Supervisor states in a letter dated April 27th 1943:

"With respect to Tokujiro ARAI, I am sorry to state that up to the moment I have not been able to have him complete his 'JP' form. He will not give me any definite reason but he seems to have some suspicion that I am unable to fathom" (See letter in this file).

The last letter written to Tokujiro ARAI on this subject was written by Mr. Alexander on September 15th 1943; to this there has been no reply.

D. M. Chope.

D. M. Chope,

January 12th, 1944.

DMC/DMS

C
O
P
Y

P.D. 12/2/43
P.D. 11/12/42

INFORMATION FROM R.C.M.P.

DATE May 28, 1943

Our File No. 11927

Full Name ARAI, Tokujiro
(Surname in Block Letters)

Registration No. 04316 Male ✓ - Female (Check) Age November 25, 1887.

Former Address Box 217, Steveston, B. C.
Hastings Park, Vancouver, B. C.

Date Evacuated March 21, 1942. Naturalized - Canadian-Born ✓ - National (Check)

Present Address Interned Aug. 27/42 - Released Nov. 13/42 - Kaslo, B. C. -
Slocan City, B. C. (30/4/46).

RETURNED TO JAPAN
S. S. GENERAL MEIGS
2nd AUGUST, 1946

[redacted]
Married ✓ - Single (Check)

Name of Wife (nee KAWANA) Kan #04251

Name of Husband ---

Name of Mother Dec'd Name of Father Dec'd

Names of Children under 16 Takashi (M) 11/2/30 - Kiyoshi (M) 1/12/31 -
Irene Akemi (F) 24/5/37.

Requested by "E.C.T." Registered with Custodian No (Yes or No)

[redacted]

Additional Information Confectionery store.

REAL PROPERTY SUMMARY — April 15, 1947.

JAPANESE NAME: Tokujiro ARAI - Reg. No. 04316 - File No. 11927

CATALOGUE NO: 819

PROPERTY ADDRESS: 99 Moncton Street, Steveston, B. C.

LEGAL DESCRIPTION: East Half of Lot 1, Block 3 of Section 10, Block 3 North, Range 7 West, Map 249, being all that portion lying East of a straight line bisecting the Northerly and Southerly boundaries of said Lot 1, Municipality of Richmond in the District of New Westminster.

CLASSIFICATION: Store

ASSESSED VALUE:

Land	$270.00	Annual Taxes	$17.69
Improvements	$950.00		
Appraisal	$820.00 - Coulthard, Sutherland & Co. Ltd., April 27, 1944.		

TITLE: Registered in the name of Tokujiro ARAI.

ENCUMBRANCES: Registered Charge: Certificate of Vesting in the Custodian, Filed No. 24750.
#72385-C 11th July 1933, Mortgage in Fee to Kinkichi Tagashira for the sum of $300.00 with interest at the rate of 8% per annum.
Unregistered Charge: No indication of any.

Vesting Order No. 24750 - October 6, 1942, as to the interest of Tokujiro Arai.

HISTORY OF ADMINISTRATION: Tokujiro was interned under P/W A-640, File No. 1098, and in a Statement of Assets and Liabilities, not dated, he states that he is the owner of a house and property on Moncton Street, Steveston, B. C.

The Custodian's representative, Mr. Thomas C. King, reported on September 11, 1942, that this property was in very bad shape and although it is one of the best corners in the Village of Steveston, he personally, would hate to give more than $1,500.00 for it.

Before her evacuation, Mrs. Kan Arai, wife of Tokujiro, entered into a lease agreement with Robert Wishart for the duration of the war with Japan, consideration being $8.00 per month, plus water. On October 3, 1942, the sum of $40.00 was received from Mr. Wishart, being rent from June to the end of October, 1942. At that time, an allowance of $15.00 was made to Wishart for the payment of water rates arrears not paid by Mr. Arai. This tenancy was not disturbed by the Custodian and from November, 1942, on, $10.00 per month was collected from Mr. Wishart, being $8.00 for rent and $2.00 for water. Mr. Wishart remained in tenancy until the sale of this property.

...2/

Tokujiro Arai was released from Internment Camp on November 13, 1942, and his file was transferred to the Evacuee Section and given No. 11927. Mr. Arai was requested to fill out a Form J.P. but would not do so. On April 8, 1943, he stated to the B. C. Security Commission Supervisor at Kaslo that all personal and real property was in the name of his wife. On April 27, 1943, Tokujiro Arai again refused to complete his Declaration Form.

No fire insurance was carried on the building, until August 21, 1943, when the Custodian was instructed by Tokujiro Arai to insure the building in the amount of $1,000.00. London & Lancashire Guarantee & Accident, Policy No. 3401297 was placed on August 25, 1943, premium being $24.10.

It was necessary for the Custodian to repair the roof, at a cost of $34.00, and on instructions from the Health Authorities, a new septic tank was installed at a cost of $60.00, also a new toilet bowl, water and soil pipes and a new shed for the toilet, at a total cost of $81.00.

This property was advertised for sale by tender under Catalogue No. 819, and an acceptable offer was received from Dr. Charles A. Graves, in the amount of $1,500.00. This was approved by the Advisory Committee on May 26, 1944, and adjustments were calculated as of July 28, 1944.

It was found that this office was billed with an extra $36.00 for water from July, 1943, to December, 1944, as two families were using the water on these premises. Mr. Wishart was written to on July 29, 1945, and again on February 16, 1945, to forward a cheque for this amount, but no remittance was received from Mr. Wishart for this extra charge.

Net proceeds =

Proceeds from the sale of this property were released to the account of Tokujiro Arai on February 5, 1945, with instructions to hold until allotment of funds is settled.

The reason for holding these funds was that Kinkichi Tagashira had not supplied this office with the amount owing to him on the mortgage he held against this property. It was later found that Kinkichi Tagashira was given a judgment in default in the amount of $281.41 with interest at 5%, on February 11, 1940, and in a conversation with Mr. Tagashira on April 2, 1947, he admits that the judgment and the mortgage are the same. The amount of $344.07 was paid to his account, which was $281.41, plus $62.66, being interest at 5% from February 11, 1940, the date of the judgment, to April 28, 1944, the date of adjustments on the sale of the property.

Anything in writing? The Custodian's memo to Mr. Wright of May 26 gives no clear title.

...3/

Certificate of Title No. 180605-E was delivered to the purchaser on February 8, 1945.

No final statement of the transaction was sent to Tokujiro Arai owing to the difficulty in obtaining the amount owing against the mortgage. He was, however, aware of the amount received from the sale of the property.

Le Board, March 19/45
gross amt only

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

George Peters,
Office of the Custodian.

GP/EL

ARAI, Tokujiro,
"Moncton Corner"No.I.Steveston,B.C.
Evac.File II927.



Picture taken Aug.I0th.I943.

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The London & Lancashire Guarantee & Accident Company	Renewed Pol # 3403197	$1000.00	Renewed to Aug.	16,	1944	999 on the North side of Hanston Street, corner No. 1 Road, in the Town of Steveston, B. C.
London & Lancashire Guarantee & Accident	Transferred to New Owner - Renewed 28/IV/47 3403197	$1,200.	Aug.	16	1947	999 N. side of Moncton St. corner of No. 1 Rd, Steveston, B.C.

File No. 11927

April 16, 1947.

FIRE INSURANCE SUMMARY

Re: Tokujiro ARAI
Reg. No. 04316

London & Lancashire Guarantee & Accident Co., Policy No. 3401297, in the amount of $1,000.00, was placed by the Custodian at the request of Tokujiro Arai, and when the property was sold the unexpired portion of this insurance was transferred to the purchaser. This policy was renewed under No. 3403197, in the amount of $1,200.00, at the request of the purchaser, and the full amount of the premium, $27.24, was collected from him in the adjustments

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

George Peters,
Office of the Custodian.

GP/EL

File No. 11967 April 16, 1947.

LIABILITY SUMMARY

re: Tokujiro Arai
Reg. No. 04316

The following claims were lodged against Mr. Tokujiro Arai:

S. Furuya Co.	$ 38.60	- paid April 16/47
S. Yagashira Co.	26.04	- [illegible]
Mrs. Koko Inaba, (Chattel mortgage)	402.28 plus int.	- Prin. paid April 16/47
S. Yagashira (judgment)	291.01 plus 5%	- [illegible]

The last claim, by S. Yagashira, for judgment, was lodged by George E. McCrossan, solicitor for Kinkichi Yagashira.

In a conversation with Mr. Yagashira on April 2, 1947, he admits that the judgment claim was for the amount of a mortgage registered against the real property owned by Tokujiro Arai. The amount of the judgment was $291.01, plus interest at 5% per annum, from February 11, 1940 to April 28, 1944, making a total of $344.07, which is today being transferred to the account of Kinkichi Yagashira.

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

George Peters,
Office of the Custodian.

Claim of Custodian by way of Reinscription of Mortgage interest in Real property. 3rd plus int 8% from July 11, 1933.

GP/EL

Have we anything in writing from Yagashira & finkel as yet releasing these funds to Arai?

Party rec'd
Nil Claim on file 6/5/47

File No. 11927 April 16, 1947.

PERSONAL PROPERTY SUMMARY

Re: Tokujiro ARAI
Reg. No. 04316

Chattels: See Chattel Summary

Specified Articles: There are no Cameras, Radios, Fire Arms or Motor Vehicles revealed in the registration or the file.

No personal property interests other than those mentioned are found on the file.

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

George Peters,
Office of the Custodian.

Cash on Land? ✓

GP/EL

File No. 11927 April 16, 1947.

CHATTEL SUMMARY

Re: Tokujiro ARAI
Reg. No. 04316
Evacuated March 21/42.

Tokujiro Arai was interned on August 27, 1942, and given the File No. 1098 in the Internee Section. He was released on November 13, 1942, and his file was then transferred to the Evacuee Section under File No. 11927.

Although he was written to repeatedly, Mr. Arai refused to complete J. P. Declaration Forms.

On August 11, 1942, Mr. Robinson removed chattels, belonging to Tokujiro Arai, to storage at the Japanese Church, Steveston, B. C., and at that time he left 4 items in care of the tenant. Other goods were removed on August 28, 1945, to No. 3 Auction Rooms, and on this same inventory are shown goods which were removed from the home of a Mrs. Matthews on No. 1 Road, Steveston. The Schedule will show the disposition of all goods removed.

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

Geo Peters.

George Peters,
Office of the Custodian.

GP/EL

File No. 11927 April 16, 1947.

CHATTEL SCHEDULE

Re: Tokujiro AKAI
Neg. No. 04316

THE JAPANESE DID NOT DECLARE ANY PROPERTY AND REFUSED TO COMPLETE J. P. FORMS - SEE MEMO JANUARY 12, 1944.

LIST SENT IN BY ROBINSON OF GOODS REMOVED FROM NO. 1 RD. & MONCTON ST. TO STORAGE AT JAPANESE CHURCH, AUGUST 11/42.

3 Iron beds	- missing
3 Springs	- missing
Chairs	- auctioned
4 Glassshow cases	- 3 auctioned, 1 missing
5 Glass candy jars	- auctioned
2 Large candy jars	- auctioned
3 Counter stools	- auctioned
1 Gramophone	- auctioned
1 Dresser	- auctioned
4 Cartons	- auctioned
1 Carton glass jars	- auctioned
1 Meat cubting machine	- missing
1 Small cabinet	- missing
1 Small suit case	- auctioned
1 Slot machine	- missing
1 Gum machine	- missing
1 Roll tar paper	- auctioned
1 Coca-Cola case	- auctioned

Left in the House.

1 Oil stove	- auctioned
1 Kitchen cabinet	- missing
1 Remington cash register	- auctioned
1 ice-cream frigidaire	- auctioned

Added to this list by Mackedie

1 Glass water cooler	- auctioned
1 ice-cream cone dispenser	- auctioned
1 H.M. ironing board	- auctioned
1 H.M. stencil machine	- auctioned

...2/

GOODS REMOVED BY CUSTODIAN FROM COR. #1 & MONCTON TO #3 AUCTION ROOM - AUGUST 28, 1945.

1 Box heater - auctioned
1 Coal oil stove - auctioned

From Mrs. Matthews', No. 1 rd.

1 Cultivator - auctioned
1 Oil heater (small) - auctioned
1 Box (2 scales) - auctioned
1 Package - auctioned
6 Boxes effects - auctioned
2 Cartons effects - auctioned

The above Schedule is certified to be in accordance with the information on file;

George Peters,
Office of the Custodian.

GP/ML

Form No. 102. Discharge of Mortgage. 8-1-46. THE WILLSON STATIONERY CO. LTD., VANCOUVER, B. C.

Discharge of Mortgage

Know all Men by these Presents

That Nobu Tanabe
of Winnipeg in the Province of Manitoba

DO HEREBY CERTIFY

That Takujiro Arai now of Japan
and formerly
of Vancouver
in the Province of British Columbia
has satisfied all money due or to grow due under a certain Indenture of Mortgage made by
the said Takujiro Arai

as Mortgagor, to me as Mortgagee
for the sum of Three hundred & Eighty-four — 90/100 (384.90) Dollars,
which said Mortgage bears date the 12th day of February 1932
and was registered in the Land Registry Office in the City of Vancouver in the Province
of Manitoba ✓, on the 13th day of February
1932, under number 38908

The following is the description of the lands and premises released and discharged hereunder:—
All and singular that certain parcel or tract of land and premises situate, lying and being

I DO FURTHER CERTIFY that the said mortgage has not been assigned; that I am entitled to receive the money; and that said mortgage is therefore discharged.

As witness my hand and seal at Winnipeg
this 31st day of December A.D. 1947

SIGNED, SEALED AND DELIVERED
in the presence of
Signature
Address
Occupation

Y. Baba
124 Spence St
Winnipeg

N. Tanabe

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the day of , 19 , at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of) who is personally known to me, appeared before me and acknowledged to me that he is the of who subscribed his name to the annexed Instrument as , and that he is the person of the said and affixed the seal of the to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia, this day of in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.

Date *Nov 4th* 1947

Sunkie

—TO—

Rose

Discharge of Mortgage

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

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY CERTIFY that, on the 31st day of December 1947, at Winnipeg, in the Province of ~~British Columbia~~ Manitoba, (whose identity has been proved by the evidence on oath of G. Shinkichi Sakai and Nobu Tanabe), who is personally known to me, appeared before me and acknowledged to me that she is the person mentioned in the annexed instrument as the maker thereof, and whose name she subscribed thereto as party, that she knows the contents thereof, and that she executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Winnipeg in the Province of ~~British Columbia~~ Manitoba, this 31st day of December in the year of our Lord one thousand nine hundred and forty-seven

A Notary Public in and for the Province of ~~British Columbia~~ Manitoba
A Commissioner for taking affidavits within ~~British Columbia~~

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }
TO WIT:

I, G. Shinkichi Sakai of the City Manitoba, in the Province of ~~British Columbia~~ Manitoba, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by Nobu Tanabe the party thereto, for the purposes named therein.
2. The said instrument was executed at Winnipeg aforesaid
3. I know the said party, and that she is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Winnipeg in the Province of ~~British Columbia~~ Manitoba, this 31st day of December 1947

G. Sakai

A Notary Public in and for the Province of ~~British Columbia~~ Manitoba
A Commissioner for taking affidavits within ~~British Columbia~~

9782/11927

December 13th, 1947

REGISTERED

Messrs. Cherniack & Cherniack,
Barristers etc.,
31-460 Main Street,
Winnipeg. Manitoba.

Dear Sirs:- Re:- ARAI and TANABE

We are in receipt of your letter of the 1st instant advising that Mrs. TANABE will accept $73.16 in full settlement of her claim against Tokujiro ARAI.

Accordingly we are enclosing herewith our cheque for $73.16 payable to Mrs. TANABE. We shall be obliged if you will obtain a full discharge of the Mortgage and claim from her, prior to delivery of the cheque to her, and forward same to this office.

As this Mortgage does not show as having been renewed in the Registry Office here as required, a simple form of discharge will be sufficient.

The Mortgage is dated February 12, 1932 for $384.80 and interest, and was registered February 13, 1932 in the Registry Office at Vancouver, B.C. and numbered #38908.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Enc. 1.

9763/11927

November 26th, 1947

Messrs. Cherniack & Cherniack,
Barristers & Solicitors,
31-460 Main Street,
Winnipeg. Man.

on file 9782

Dear Sirs:- Re:- Tokujiro ARAI,
and
Mrs. Kobu TANABE

We are in receipt of yours of the 21st instant with enclosure of Mortgage in respect to the above parties.

As you state that you have read our letters of July 29, September 11 and September 29 last to Mrs. TANABE you will understand that we stated that we would forward this amount, namely $73.16 on condition that Mrs. TANABE would accept it in full payment of the balance of her claim. While we did not have the authority of Mr. ARAI to do this we decided, under the circumstances, that we would pay over this small amount as indicated in our letter to her of July 29th last.

Not having heard from her in answer to our letter of the 29th September last, we had taken action along the line indicated in our letter of the 11th September last but cancelled the disposition arranged on receipt of your letter of the 21st instant.

The last paragraph of your letter does not indicate that she will release all her claim on receiving our cheque for $73.16 which you will understand is the condition prescribed.

We shall hold this amount for a short time longer pending receipt of an early reply that this amount will be accepted in full settlement.

In the meantime we are holding the Mortgage in our file.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD.

File 11927. July 21st, 1947.

Tokujiro ARAI - Reg. No. 04316.

CHATTELS

1944			
Nov.	16	Auction	$ 1.97
Dec.	12	Auction	$ 9.55
1945			
Jan.	30	Auction	$ 4.87
May	16	Auction	$ 42.44
July	26	Auction	$ 4.23
Sept.	5	Auction	$ 26.43
Oct.	26	Auction	$ 37.12
1946			
Jan.	12	Auction	$ .99
			$127.60

BRD/P.

9782 & 11927.

July 29th, 1947.

Mrs. Nobu TANABE,
Registration No. 00815,
134 Spence Street,
Winnipeg, Manitoba.

Dear Madam:

Re: Tokujiro ARAI - Reg. No. 04316.

We are in receipt of your letter of the 14th instant and in reply wish to advise that we have now to the Credit of Tokujiro ARAI on our books the sum of $73.16. As he has been repatriated and as we are therefore unable to verify your figures as stated in your letter, we would ask if you will accept this balance in full settlement of the balance you claim under the agreement.

If you are agreeable and will forward the original agreement and any other papers you have in connection with your claim against ARAI we shall undertake to forward to you this remaining balance on receiving them if the agreement draws interest as stated.

We shall be obliged for your prompt reply.

Yours truly,

B. R. Dusenbury,
Office of the Custodian.

30-7-47 BRD/P.
Mr Sheard thinks O/K
D

NAME ARAI, Tokujiro

REGISTRATION NO. 04216 FILE NO. 11027

The following chattels were sold by public auction at Steveston, B. C. on November 7, 1945.

Carton of Festival goods	$ 1.25
Total	$ 1.25
Less Expenses: (Auctioneer's Fee $ .12	
(Advertising .07	
(Moving .27	$ .46
Net Proceeds Credited:	$ .79

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 40

Remarks.

NAME ARAI, Tokujiro

REGISTRATION NO. 04316 FILE NO. 11927

The following chattels were sold by public auction at Steveston, B.C. on September 21, 1945.

Table scale	$ 12.50
3lb. candy scale	8.00
Glassware	1.50
Chinaware etc.	1.00
Trays & glassware	1.75
Glassware	2.50
Spoons, sugar scoops etc.	0.85
Can misc. articles	0.60
Wall clock	0.25
Kitchen ware	1.50
Electric clock	2.50
Chinaware	0.60
Box misc. tools	4.00
Cultivator	0.50
Coal oil stove	1.25
Box heater	6.25
Electric griddle	5.00
Oil Heater	2.00

Total	(Auctioneer's Fee:	$5.26	$ 52.55
	(Advertising:	3.39	
Less Expenses:	(Moving:	6.78	$ 15.43
			37.12
Net Proceeds Credited:			$

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 38.

Remarks.

NAME ARAI, Tokujiro

REGISTRATION NO. 04316 FILE NO. 11927

The following chattels were sold by public auction at Steveston, B. C. on July 20, 1945.

1 Cash register, Remington—	$ 37.00
Total	$ 37.00
Less Expenses: (Auctioneer's Fees $ 3.70	
(Advertising: 2.87	
(Moving: 4.00	$ 10.57
Net Proceeds Credited:	$ 26.43

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 37.

Remarks.

NAME ASAI, Tokujiro

REGISTRATION NO. 0476 FILE NO. 11927

The following chattels were sold by public

auction at Steveston, B. C. on June 6, 1945.

Peerless stencil machine	$ 0.50
Matche box dispenser	0.25
2 Rolls building paper	0.20
Suit case	0.35
Glassware	1.10
Candy dispenser	0.35
4 Icecream scoops	1.00
Soda fountain spout	1.00
H. D. Ironing board	0.25
1 Kitchen chair	0.50
Drink dispenser	0.25

Total			$
Less Expenses:	(Auctioneer's Fee:	$ 0.59	$ 5.75
	(Advertising:	0.28	
	(Moving:	0.66	1.52
Net Proceeds Credited:			$ 4.23

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 35.

Remarks.

NAME ARAI, Tomaijiro

REGISTRATION NO. 04316 FILE NO. 11947

The following chattels were sold by public

auction at Steveston, B. C. on April 6, 1945.

4 Hole Frigidaire		$ 55.00
Total		$ 55.00
Less Expenses: (Auctioneer's Fee:	$ 5.50	
(Advertising:	2.42	
(Moving:	4.64	$ 12.56
Net Proceeds Credited:		$ 42.44

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 32.

Remarks.

NAME Ueki, Tokujiro

REGISTRATION NO. 04316 FILE NO. 11927

The following chattels were sold by public

auction at Steveston, B.C. on November 2/9 1942.

-2 Iron frame stools-	$ 1.00
-3 Stools	1.00
Ice shaver	1.50
4 Kitchen chairs -	2.00
Total	$ 6.50
Less Expenses: (Auctioneer's Fee: $ 0.65 Advertising: 0.35 Moving: 0.47)	$ 1.47
Net Proceeds Credited:	$ 4.87

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 25.

Remarks.

Original sent to Toronto on April 9/43

NAME ANAL. Tobacco

REGISTRATION NO. 04316 FILE NO. 11927

The following chattels were sold by public auction at Steveston, B. C. on October 27, 1944.

✓Glass water cooler	$1.50
✓Gum dispenser	0.25
✓2 Sets of jars	2.75
✓Show case	1.00
✓Gramophone	1.00
✓Show case	1.50
✓Show case	4.00
Total	$ 12.00
Less Expenses: {Auctioneer's Fee: $1.20 {Advertising: 0.47 {Moving: 0.78	$ 2.45
Net Proceeds Credited:	$ 9.55

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 23

Remarks.

Disposal marked Clearance on April 9/46

NAME ARAI, Tokujiro

REGISTRATION NO. 04316 FILE NO. 11927

The following chattels were sold by public auction at Steveston, B. C. on September 30, 1944.
27

Dresser and mirror		$ 2.75
Total		$ 2.75
Less Expenses: Auctioneer's Fee	$0.27	$ 0.78
Advertising:	0.14	
Movings:	0.37	
Net Proceeds Credited:		$ 1.97

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 21

Remarks.

Original sent to Ottawa on April 7/45

File No. 11927 April 16, 1947.

re: Tokujiro AKAI
Reg. No. 04316

All trunks and personal belongings in storage at Steveston were opened and inspected in October, 1945. Goods of no value were discarded; clothing of no saleable value were turned over to U.N.R.R.A; saleable articles were auctioned and any personal photographs or goods of personal nature are stored ready for shipment at the request of the Japanese.

- -

AKAI, No. 1 Moncton Ave.
Lot No. 244

Description: 1 Small open carton

U.N.R.R.A: 1 man's suit coat
1 sweater
3 prs. man's trousers
1 child's hat

Discarded: rags
- - - - - - - - - - - - - - - - - - - -

Description: 1 Small open carton

For auction: Festive dolls & toys
- - - - - - - - - - - - - - - - - - - -

For auction: 1 Pinball machine
- - - - - - - - - - - - - - - - - - - -

Description: 1 Unopened carton

For auction: Festive dolls & toys
1 Picture frame

Discarded: Japanese printed books

Personal: Photographs
- - - - - - - - - - - - - - - - - - - -

NOTE: A telephone call was received on November 22, 1946, from Mr. Howell, who does special work for the Custodian. He informed us that the Buddhist Temple had again been broken into and that all parcels of personal goods stored in the basement had been opened and the contents strewn on the floor. It is impossible to identify to whom they belong.

/EL

E. Lemesky.

11927/5129/4

July 2nd, 1947

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

Dear Sir:- Re:- Tokuhiro ARAI, #04316

Your letter of June 21st in reply to ours of April 24th relative to the above, has been received. The sums of $344.07 and $26.04 were credited to your account on the understanding that the mortgage and judgment covered the same indebtedness.

It is noted that you now state that this is not the case, in view of which we are now cancelling these two items from your account, and are allocating to the mortgage account the sum of $365.12, which represents the full face value of the mortgage up to the sale of the property and crediting your account with this amount.

Mr. Arai has not admitted owing further debts to you and since it has been our practice to pay only admitted debts, we suggest that you refer any further claims to Mr. Arai direct. He returned to Japan on August 2nd, 1946 and you may enquire concerning his address of the Department of Labour, Japanese Division, 360 Homer Street, Vancouver, B.C.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD.

MEMORANDUM

Files 11927, 5129/4 July 4, 1947.

Re: Tokujiro ARAI, #04316,
and Rinkichi TAGASHIRA.

The matter of settling this claim against Arai has been fully discussed and it has been agreed to allocate the funds in accordance with a letter to Tagashira dated July 4, 1947.

Consideration has been given to the fact that Arai admitted Mrs. Tanabe's claim in the sum of $402.28 and also admitted the mortgage debt, although the amount was uncertain. He did not, however admit the other claims and, in view of the fact that an advance of $300.00 had been given him for repatriation, funds on hand are being allocated as follows:

$565.12 - Payment in full of the Mortgage.
$402.28 - to Mrs. Tanabe
$ 73.16, the balance, to the Receiver General.

Fwd
Transferred to
Motor Vessels
Dec 13/47
D

ACM/AC

A. G. McArthur.

Copy

For File 11927

P.O. Box 666
Revelstoke, B.C.
June 21st, 1947.

Mr. G. Peters,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

Dear Sir:- Re:- Account, Mortgage and judgement against
Mr.& Mrs. Tokujiro Arai

I received your letter of April 24, 1947.

Referring to your letter about my claims against the above mentioned party, there seems to be some misunderstanding. I want to draw your attention at this opportunity, that all the necessary papers and records must be in the Custodian's hands and I have had no chances to see them when I called at your office. So I cannot tell you the exact amount. When I received your letter I had the impression that I had not conveyed what I meant to you as there seems to be a misunderstanding on your part. So I'd like to express my claims against Mr. & Mrs. Tokujiro Arai, as follows:

1). Registered Mortgage on house and property -------$300.00
plus interest at 8% per annum as of July 11, 1933.

2). Judgement..... 281.41
plus interest at 5% as of Feb. 11, 1940

3) Balance of Merchandise Purchases..... 26.04

Many times you have informed me that Mr. Arai claimed that he had made some payments to me. I think those payments were part of the merchandise purchase renders and municipal tax for the property and fire insurance. I think that Mr. Arai was confused about those payments and I myself cannot tell you exactly what they are for, as I have told you previously that my records must be in your hand, allowing you to make a thorough check-up.

In your last paragraph, I think that the total of $344.07 given to my account is incorrect. So I wish you would adjust things so that the matters will satisfy me and the other party concerned. Thank you.

Yours truly,

(signed) "R. Tagashira"
File No. 5129 & 11927

5129 & 11927

April 24, 1947.

Mr. Shinkichi TAGASHIRA,
Registration No. 07988,
P. O. Box 666,
Revelstoke, B. C.

Dear Sir:

We have completed reviewing the file of Mr. Tokujiro Arai and are now in a position to take care of outstanding claims against him.

When Mr. Arai's property in Steveston was sold it was found that you held a registered mortgage against this property, in the amount of $300.00, with interest at 8% per annum, as of July 11, 1933. In addition to this mortgage, we have received from your solicitor, Mr. George E. McCrossan, a claim on your behalf for a judgment in the amount of $291.01.

The amount of money owing to you on the mortgage was never clarified, as you informed this office that all your papers were in Vancouver. When you were in this office in April, 1947, the question of the amount owing to you by Tokujiro Arai was taken up by you with Mr. F. G. Shears and the writer, and at that time, you stated that the judgment claim was for the mortgage which was owing to you on this property. We then arranged with you that the amount of the judgment, plus 5% to the date of the sale of this property, which was July 28, 1944, would be transferred to your account.

Although the claim placed by Mr. McCrossan was for the sum of $291.01, we found that the judgment given to you in default was in the amount of $281.41, on February 11, 1940. No doubt Mr. McCrossan calculated interest up to the time he placed your claim. Interest at 5%, calculated from February 11, 1940 to July 28, 1944, would amount to $62.66, making a total of $344.07.

For our records in this office, would you kindly state that the above-mentioned amount would be in full payment of the mortgage and your judgment, and also that this payment is in full for all monies owing to you by Tokujiro Arai.

Yours truly,

George Peters,

Office of the Custodian.

GP/EL

COPY for File No. 11927

9782

February 6, 1947.

Mrs. Nobu TANABE,
Registration No. 00815,
134 Spence Street,
Winnipeg, Manitoba.

Dear Madam:

With reference to your claim against Mr. Tokujiro Arai, at no time could we get Mr. Arai to admit the amount owing to you.

In your original declaration, made to the Custodian, you stated that the amount owing was $402.28, whereas in your letter of November 15th, 1946, you state the amount owing is $603.67. Until such times as you and Mr. Arai come to an agreement as to the amount owing, and his authority for payment is received by this office, the Custodian will be obliged to hold funds standing to Mr. Arai's account.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL

11927 & 9782

February 6, 1947.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B. C.

Attention Mr. H. J. Brown.

Dear Sir:

Re: Mrs. Nobu TANABE #00815
Tokujiro ARAI #04316

This will acknowledge receipt of your letter of February 1st with reference to the above Japanese.

A claim was received from Mrs. Nobu Tanabe on June 24, 1942, in the amount of $402.28. It appears that her husband held a chattel mortgage on furniture which Mr. Arai bought for his candy store at Steveston. At no time has Tokujiro Arai admitted to the amount of this claim. He was repatriated to Japan on August 2, 1946.

A letter was received from Mrs. Tanabe by this office on November 15, 1946, in which she claims that the amount of the claim is now $603.67, and at that time, she had talked with Mr. Arai and it appears that he gave her to understand that the money held by the Custodian would be paid out on her request. It is true that we are holding $1,079.16 to cover, not only Mrs. Tanabe's claim, but also other claims against Mr. Arai, and until such times as some arrangement or agreement is made between Mrs. Tanabe and Mr. Arai, as to the amount owing, this money will be held in the Custodian's account. We are writing to Mrs. Tanabe, giving her this information.

Mrs. Tanabe's file reveals that on October 16, 1946, a cheque in the amount of $300.00 was forwarded to her at the Transcona Hostel, Transcona, Manitoba.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL

JJP.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
Nov. 15/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM $ 300

Dear Sir:

Re: ARAI, Tokujiro 11927 #04316

Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - - - - -$ Nil

Draft Issued - - - - - - - - - -$ 300.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of $ 300.00 . Therefore should you receive further funds on this account such funds should be turned into this office. It will be applied first to recoup the expenditure made and, second, if there is any surplus such surplus will be remitted to Japan for the account of the Japanese in question.

Yours truly,

F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

11927

July 29th, 1946

Mr. F. G. Coburn,
Supervisor,
Treasury Department,
711 Stock Exchange Bldg.,
Vancouver, B. C.

Dear Sir:

As per our telephone conversation with Miss Jackson today we return Jap 2 number 848 for Tokujiro ARAI duly cancelled.

Owing to the numerous debts of this Japanese he has no free balance.

Yours very truly,

B. Good
Comptroller

CHR:BR

SLOCAN 1

G-657-A

11927 Slocan

DEPOSIT FORM

Reg. No. 04316 NAME: ARAI (please print) Surname TOKUJIRO Given Name

Cheques (must be certified)		Cash		Dollars	Cents
List Bank Name and Branch	Amount	X 1			
		X 2			
		X 5			
		X 10			
		X 20			
		X 50			
		X 100			
		Total Bills			
		Silver			
		Copper			
		Total Cheques			
Total Cheques		Total Amount			
		Teller's Initials			

Herewith monies as shown above.

NIL

I wish to take all of these funds with me to Japan, plus $ ~~237.184~~ now on deposit with the Custodian. Yes;_____ No: _____

I wish to take with me only the amount of the Government Guarantee

Yes _____ No _____

Date: _____,1946 _____ Signature

OR

I have no money to turn in.

Date: July 19, 1946 T. Arai Signature

Confiscation Act Release #237 July 19 1946

File No. 11927

July 11th, 1946

MEMORANDUM - To the File

Re: Claim of K. Tagashira & Co.
in the amount of $375.00

We cannot get any satisfaction as to the amounts owing against this claim. A judgment claim was placed on our files in the amount of $291.01 plus 5% interest from the day of judgment by G.E. McCrossan, K.C., now deceased. The file reveals a statement from McCrossan as of April 16th, 1943, in which he claims $23.52 interest, making a total amount owing $314.53. We have set aside, in the account of Tokujiro ARAI, $75.00 to protect the interest up to date. This can be properly calculated when full information is received from TAGASHIRA.

George Peters
Administration Department

GP/ic

CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

EVACUATION SECTION
Rec'd JUL 4 1946
File No. 11927
Ans.
Referred

360 Homer Street,

VANCOUVER, B.C.

3rd July 1946

Attention: Mr. George Peters.

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

Dear Sir,

Re: Tokujiro ARAI
Reg. No. 04316
Your File No. 11927

The above-named man has applied for repatriation and has requested that the sum of $200.00 be forwarded, from his assets, for the purpose of buying necessities.

We shall feel obliged if you will comply with Mr. ARAI's request.

Yours truly,

M. L. Brown

M. L. Brown,
Office Manager.

MMS/GM

$200.00

File No. 11927 April 16th, 1946.

MEMORANDUM - To the File

Re: 99 Moncton Street
Steveston, B. C.

Mr. W.G. Rayner, the tenant of 99 Moncton Street, Steveston, called at this office on Arpil 15th, 1946, stating there are two (2) mirrors in this building and also a radio-gramophone combination in the attic. Arrangements should be made to pick these items up.

George Peters
Administration Department

GP/ic

Apl 9/47
Phoned Howell
to check
GP.

S

11927

February 25th, 1946.

Mr. Tokujiro ARAI,
Registration No. 04316,
Kaslo, B.C.

Dear Sir:

As requested in your letter of February 16th, 1946, we are enclosing, herewith, a general statement of your account. This, of course, is without the deduction of the monies owing on the mortgage on your property in favour of Mr. Tagashira.

We note your remarks with regard to the payment of claims. You have had sufficient time to make whatever adjustment would be necessary and we would ask you to let us have letters from Mr. Tagashira, Mrs. Nobu Tanabe, and M. Furuya Company, giving us the amounts of any settlement you have made. As previously stated, amounts owing against this claim will be held until this has been agreed upon.

Yours truly,

George Peters,
Administration Department

GPtic
Encl.

File No. 11927
Reg. No. 04316

Tobailro ASAI

Date	Particulars	Debit	Credit	Balance
1942 December 9	Receiver General Wages	$	$ 6.30	
December 14	Rents collected		50.00	
	Water rates	15.00		
	Land Registry Office - Certificate of Encumbrance	2.00		
1943 September 2	Insurance premium	24.10		
	Water rates	32.82		
October 22	Taxes	37.93		
	Septic tank	60.00		
	Repairs	115.00		
November 16	Rents collected		120.00	
1944 June 30	Rents collected		70.00	
	Insurance premium	27.24		
	Taxes	75.87		
July 28	Balance rents to date		9.03	
	Credit re Sale of Property		1,542.19	
November 16	Proceeds Auction Sale		1.97	
December 12	Proceeds Auction Sale		9.55	
1945 January 30	Proceeds Auction Sale		4.87	
May 18	Proceeds Auction Sale		42.44	
June 9	Cheque to you	100.00		
July 26	Proceeds Auction Sale		4.23	
September 5	Proceeds Auction Sale		26.43	
October 26	Proceeds Auction Sale		37.12	
1946 January 12	Proceeds Auction Sale		.99	
January 30	Cheque to you	56.00		
		$ 545.96	$1,925.12	CR $ 1,379.16

Slocan City, BC
Feb 16, 1946

The Custodian,
Vancouver, BC.

EVACUATION SECTION
Rec'd FEB 19 1946
File No. 11957
Answ'd
Referred Pitts

Dear Sir: Ref No

As I have had no detailed statement from you of my account, I would like to have one if possible and at the same time would like to know what credit balance I will have after providing adequate amount for the claims lodged against me.

In regard to the $20.- monthly maintenance I wish you to send without fail so long as my fund lasts.

In regard to the payment of the claims, I would like to have more time to come to satisfactory conclusion with the claimants.

Account Statement Please

Yours sincerely
Tokujiro Arai,
Reg # 07316
per M.T.

11927

January 29, 1946.

Mr. Tokujiro ADAI,
Registration No. 64316,
Kaslo, B. C.

Dear Sir:

As requested through the Department of Labour, Japanese Division, we are enclosing herewith our cheque in the amount of $56.00; $20.00 being for monthly maintenance and $36.00 for optical expenses.

As we have written to you previously with reference to claims against you, we must insist on your answering as to whether you agree to the amount of the claims lodged against you by Mr. Rinkichi TAGASHIRA for $300.00, M. FUKUYA Company for $38.60, and Mrs. Nobu TAHARA - $402.28.

No further information has been received from Mr. TAGASHIRA with reference to the mortgage in the amount of $300.00 upon which you claim you have made several payments. We would suggest that you contact Mr. TAGASHIRA and agree on the amount of the balance still owing.

The amounts above mentioned will be held by this office until a satisfactory reply is received from you.

Yours truly,

GP:MMcI.
enc. 1

George Peters
Administration Department

c.c. Dept. of Labour, Japanese Division,
360 Homer Street
Vancouver, B. C.

CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

EVACUATION SECTION
Rec'd JAN 22 1946
File No. 11927
Ans.
Referred

Peters.

360 Homer Street,
Vancouver, B. C.
January 21st 1946

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

Attention Mr P. ~~Doret~~

Dear Sir,

Re: Tokujiro ARAI #04316
Custodian File #11927

We are advised by our Slocan Welfare Manager that the above named man wishes to live on his assets in your hands rather than maintenance supplied by this Division. This will cancel the instructions contained in our letter of the 11th October 1945.

In view of the above we shall feel obliged if you will forward Mr Arai from his assets a monthly remittance of $20.00, the first cheque to go forward as soon as possible.

Mr Arai has also requested an additional sum of $36.00 to cover optical expenses for his wife and himself. Will you, therefore, forward a cheque for this sum in addition to the above mentioned monthly remittances

Yours truly,

M. L. Brown

M. L. Brown
Office Manager.

MS

CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

EVACUATION SECTION
Rec'd OCT 12 1945
File No. 11927
Ans.
Referred Peters
sent to McKidd

360 Homer Street,

VANCOUVER, B. C.

11th October 1945.

Peters.

Attention: Mr. P. ~~Dewar.~~

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

Dear Sir:

Re: Tokujiro ARAI
Reg. No. 04316
Your File No. 11927

For your information the above-named, who has signed for repatriation to Japan, has elected to conserve his assets in the hands of the Custodian, and will therefore be granted maintenance from this Division, if it is required by him.

Yours truly,

M. L. Brown

M. L. Brown,
Office Manager.

MLB/GM

e/47

11927

June 22nd, 1945.

Mr. Tokujiro ARAI,
Reg. No. 04316,
Kaslo, B. C.

Dear Sir:

With reference to our previous correspondence regarding funds standing to your credit and particularly referring to your letter of May 22nd and our letter of June 12th, please note we are now informed by the B. C. Security Commission that they cannot recommend that further remittances be sent to you. This being the case, no further cheque will be forwarded by this office.

Any further communication in this regard should be taken up with the B. C. Security Commission and not with this office.

Yours truly,

P. Douet,
Administration Department

PD/ER

DEPARTMENT OF LABOUR
CANADA

EVACUATION SECTION
Rec'd JUN 20 1945
File No. 11927
Ans.
Referred Douet

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
VANCOUVER, B. C.
19th June 1945.

Attention Mr. P. Douet.

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

Re: Tokujiro ARAI
Reg. No. 04316
Your File No. 11927

Dear Sir,

Referring to your letter of May 21st, we shall appreciate it if you will forward no further remittances to this man at this time as we consider the $100.00 forwarded by you on June 12th sufficient for his needs.

write

M.L.B./cm

Yours truly,

M. L. Brown,
Office Manager.

11927 - 5129/3

June 13th, 1945.

Geo. E. McCrossan, K. C.,
Barrister & Solicitor,
203-6 Rogers Building,
Vancouver, B.C.

Dear Sirs

With reference to your letter of April 25th, 1942 addressed to Mr. G. W. McPherson regarding the Judgment obtained against Mr. Arai for the sum of $291.01 with interest at the rate of 5 per cent from the date of said judgment—— we find we do not have the date of judgment on our file and as it will be necessary in computing the interest to know the date of judgment, will you kindly let us have this as soon as possible as we are in communication with both Mr. Tagashira and Mr. Arai in regard to this matter and are anxious to get this claim settled with minimum delay.

Thanking you,

Yours truly,

P. Douet,
Administration Department

PD/EH

5129/3 - 11927

June 13th, 1945.

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

Dear Sir: Re: Tokujiro ARAI - #06316

With reference to our previous correspondence and particularly our letter of May 22nd regarding the amount owing to you by the above, on going through Mr. Arai's file we have ascertained that your claim against the above was submitted on April 25th, 1942 through George E. McCrossan, K. C., Barrister & Solicitor, Vancouver, the judgment being given in the County Court of Vancouver against Mr. Arai for the sum of $291.01 together with interest at the rate of 5 per cent from the date of judgment.

With this information before you will you please now confirm that the above is the amount due to you, plus interest, or do you wish to waive interest in view of the special circumstances of evacuation, etc. Please reply to this letter as we have already written to Mr. Arai informing him that the above is the amount, and we should hear from him shortly.

As we have not the date of Judgment on our file we are communicating with Mr. McCrossan so that if you require interest to be paid we will be able to compute the total sum due to you.

Yours truly,

P. Douet,
Administration Department

PD/ER

11927 - 5129/3 - 9782

June 13th, 1945.

Mr. Tokujiro ARAI,
Reg. No. 04316,
Kaslo, B. C.

Dear Sir:

Referring to the second paragraph of our letter of June 12th we mentioned the matter of $300.00 owing by you to Mr. R. Tagashira. On going through your file we find there is a letter from Geo. E. McCrossan, K.C., Barrister & Solicitor, dated April 25th, 1942 stating that Judgment was obtained against you for $291.01 together with interest at the rate of 5% from the date of the said Judgment, and it would appear that the above sum plus the interest is the amount you owe to Mr. Tagashira. Do you agree with this or not? We are writing Mr. Tagashira also to see if he agrees with this figure.

We also find that there is an amount of $38.60 owing to M. Furuya Company in their formal claim against you dated April 30th, 1942. Here again please either confirm that you agree to this debt and that we make payment of same or give us proof of payment.

We have also ascertained from Mrs. Yoichi Tanabe that there is the sum of $402.28 owing by you. This was due to Mr. Y. Tanabe who died on March 4th, 1939 but this amount is now owing to his wife above-mentioned. This claim has been formally placed with us through G. E. Gordon, Barrister, of Vancouver. Once more we must ask you to confirm if this debt is correct; if not please advise us, and if it has been paid we shall require proof of payment.

From the above you will see that, at the moment, it is quite impossible for us to forward you any funds from your credit balance of $1366.39 and until we hear from you in reply to this letter we shall take no action whatsoever regarding any further payments to you.

We trust we have now made this matter quite clear.

Yours truly,

P. Doust,
Administration Department

PD/ER

11927

June 12th, 1945.

Mr. Tokujiro ARAI,
Reg. No. 04316,
Kaslo, B. C.

Dear Sir:

With reference to your letters of May 4th and May 22nd, the delay in forwarding funds to you is regretted but as you are living in an Interior Housing Project under the jurisdiction of the B. C. Security Commission the matter of funds had to be referred to them. The above Commission recommend that we forward to you the sum of $100.00 in the meantime and a cheque for this amount is enclosed. You now have a credit balance of $1366.39.

Funds used
All debts
✓ Such will
Change and
Available
D.M.

You are aware that there is still the matter of $300.00 owing by you to Mr. Rinkichi TAGASHIRA, and whatever further amounts may be forwarded to you (which will be subject to advices from the B. C. Security Commission) this amount of $300.00 will have to be kept as a reserve in your account. In fact we shall hold $400.00 in order to be on the safe side. We are hoping, however, to get something definite from Mr. Tagashira in the near future.

Yours truly,

P. Drost,
Administration Department

PD/ER
Enc.

Mr. Brown,
B.C.Security Commission: We are still awaiting your advices as to what further funds may be sent to the above Evacuee. X

DEPARTMENT OF LABOUR
CANADA

EVACUATION SECTION
JUN 5 1945
Rec'd
File No.
Ans.
Referred Douet
Just to you.

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,

VANCOUVER, B. C.

4th June 1945.

Attention Mr. P. Douet,

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

Re: Tokujiro ARAI,
Reg. No. 04316
Your File No. 11927

Dear Sir,

Referring to our telephone conversation of today, we shall feel obliged if you will forward the sum of $100.00 to the above-named man.

Yours truly,

M L Brown

M. L. Brown,
Office Manager.

MLS/GM

C. Bd 4,066.39
Hastings 2c

Kaslo, Bl.
May 22, 1945

EVACUATION SECTION
Rec'd MAY 25 1945
File No. 11927

The Custodian
Vancouver, Bl.

Dear Sir:

Some time ago I have requested you to send me the money from my account which you have collected as rental from the property in Steveston but have not received any answer. The money is to be used for dental repairs.

Will you please send me the money as soon as possible.

$100.00 If you cannot send any money will you please let me know why?

Yours very truly

T. Arai

TOKUJIRO ARAI
Reg #
04316

5129/3 - 11927

May 22nd, 1945.

Mr. Minichi TAGASHIRA,
Reg. No. 07986,
P. O. Box 666
Revelstoke, B. C.

Dear Sir:

With reference to your letter of the 11th of May regarding the amount owed you by T. Arai in connection with the Mortgage about which we have written you on two or three occasions, we would say that if you do not know how much is due to you then we certainly do not. We can only repeat that Mr. Arai says that he borrowed $300.00 from you and that he made several payments, and we think the best thing is for you to agree between you the amount due to you so that you may be paid.

You know Mr. Arai's address, namely:

Mr. Tokujiro ARAI,
Reg. No. 04316,
Kaslo, B. C.

and we shall take no further action in this matter until we hear from both of you. A copy of this letter is being sent to Mr. Arai for his information.

Yours truly,

P. Doust,
Administration Department

PD/ER
CC to T. Arai.

11927

May 21st, 1945.

Attn: Mr. H. L. Brown
B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs: Re: Tokujiro ARAI, 04316,
Kaslo, B. C.

The above Evacuee writes us as follows:

"As I am in need of dental repairs will you please send me the balance you have on rentals received from my property in Steveston, B. C."

We cannot of course discriminate as to what funds are forwarded to Evacuees as in this case the property has been sold and the Evacuee has a credit balance of $1423.95, of which $300.00 plus interest is owing to R. Tagashira, Registration No. 07988, who is at Revelstoke, B. C., in connection with a Mortgage on the property between these two Evacuees.

As Arai is residing in an area under your jurisdiction we await your recommendation as to what amount, if any, we should forward to Arai. Perhaps, in the circumstances, $100.00 would be all that would be required. If so, we shall merely send it to him as coming from his account.

Yours truly,

P. Douet,
Administration Department

PD/ER

[redacted]

May 21st, 1945.

To: Accounting Department

FROM: Administration Department

Re: Jointfire ARAI, 04316 - File 11927
[redacted] TAGASHIRA, 07288 - File 5529

With reference to Mr. Petry's memo of February 5th, 1945 regarding the above, please note that in the meantime $600.00 should be held in this account pending agreement between the above-mentioned Arai and K. Tagashira, of the amount owed by Arai to Tagashira in connection with a Mortgage on property bought by Arai from Tagashira.

P. Doust.

PD/BE

EVACUATION SECTION
Rec'd MAY 12 1945
File No.
Ans.
Referred Daucet

Revelstoke, B. C.,

May 11, 1945 ant to Johnston

F. Douet, Esq.,
Dept. of Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir: File: 5129/3 - 11927

Referring to your letter of April 9th, in this connection I would refer you to my registered letter of August 14, 1944.

I cannot give you any further information, as I left all my records regarding this mortgage in my office in Vancouver.

Yours truly,

R. Cogswell.

Reg No 07985

C Nat
1423-95

Kaslo, B.C
May 7th 1945

EVAC DISINFECTION
Rec'd MAY 9 1945
File No. 11927
Ans.
Referred Dowet

The Custodian,
Vancouver, B.C.

Dear Sir:-

As I am in need of dental repairs will you please send me the balance you have on rentals received from my property in Slocan, B.C.

Yours truly
(TOKUJIRO ARAI)
T. Arai
Reg. No 04316

5129/3 - 11927

April 9th, 1945.

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

Dear Sir: Re: E½ L.1,Blk.3 of Sec.10,B3N,R7W,
Map 249 being all that portion
lying E.of a straight line bisect-
ing the N.& S.boundaries of said
Lot 1 in Mun. of Richmond, N.W.D.

We are again writing to you requesting you to make a special effort to look through your records to ascertain what is the balance of the Mortgage owing to you by T. Arai in connection with the above property which has been sold and the funds credited to Mr. Arai's account. He confirms that he borrowed $300.00 from you but that he made several payments on the Mortgage and is unable to say at present what is the balance due.

We are anxious that this matter shall be cleared up without further delay and shall therefore appreciate your prompt advices.

Yours truly,

P. Douet,
Administration Department

PD/ER

11927 - 5129

April 9th, 1945.

Mr. Tokujiro ARAI,
Reg. No. 04316,
Kaslo, B. C.

Dear Sir:

We are in receipt of your letter of the 29th of March and as pointed out in our letter of March 19th we are unable to complete the statement showing the net proceeds from the sale of your property until the question of the amount due on the Mortgage is cleared up. In the meantime, with net proceeds from the sale, after allowing for rentals and disbursements, etc., there is a sum of $1423.95 in your account. Whatever is still due on the Mortgage will have to be deducted from the above amount. We are again writing to Mr. Tagashira to ascertain if he can find among his papers the amount still owing to him on this Mortgage.

Copies of statements of chattels sold at auction are enclosed and our Protection Department are checking up with the tenant to see that the following items are still in his care:

1 - Oil Stove	1 - Remington Typewriter
1 - Kitchen Cabinet	1 - Ice Cream Refrigerator

as these items were not sold with the property.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

11927

April 3rd, 1945.

Dr. Chas. A. Graves,
Steveston, B. C.

Dear Sir: Re: Catalogue No. 819
99 Moncton Street,
Steveston, B. C.

We understand there is some query as to $10.00 rent being due to you but we would advise that while we collected rents up to January 31st, 1945 you were credited with rents up to this date, when adjustments were made. We have not received any rent subsequent to the above date and we trust that this now clears up this matter.

Yours truly,

P.Douet,
Administration Department

PD/ER

Kaslo, B.C.
Mar. 29, 1945

EVACUATION SECTION
Rec'd APR 6 1945
File No. 11927

The Custodian
Vancouver, B.C.

Dear Sir:- re File No 11927 Your Docket

I am in receipt of your letter of Mar 19th

Will you please send me a copy of my account showing rent received, disbursement and the expenditures incurred on the sale of the property. I also wish to know if the chattels fixtures were sold with the property and the proceeds included in $1500

As to the mortgage on the property it is true that I borrowed $300 in stock from K Tagashira. I made several payments on the mortgage but I do not know how the account stands now. so I wish to have the payment suspended until such time as I shall be able to find the correct amount I owe.

Yours truly

T. A Toi

11927

March 20th, 1945.

REGISTERED MAIL

Mr. R. Wishart,
99 Moncton Street,
Steveston, B. C.

Dear Sir: Re: 99 Moncton Street,
Steveston, B.C.

We would refer you to our letters of January 29th and February 16th, 1945 regarding water charges at the above address, and are surprised that we have not yet received the $36.00 due to this office on account of extra water charges paid by us during the last three half-yearly periods.

It was made quite clear in our letter of January 29th why the amount mentioned above was payable by you, and we must insist that a remittance is sent to us not later than March 31st as if this is not done the Custodian's Office will take whatever action is considered necessary to recover the amount due.

Please do not ignore this letter.

Yours truly,

P. Douet,
Administration Department

PD/ER

11927-5109/3

REGISTERED MAIL

March 19th, 1945.

Mr. Tokujiro ARAI,
Reg. No. 04316,
Kaslo, B. C.

Dear Sir: Re: Catalogue No. 819
93 Moncton St., Steveston, B. C.
R.21/3/10/B3N/R7W/249.

In our letter of August 2nd, 1944 we informed you that the above property was in course of sale on the basis of an independent valuation. The property was sold for $1500.00 gross and the net proceeds from the sale have been transferred to your account which at the moment has a credit balance of $1423.95.

We understand that in connection with this property there is a Mortgage dated June 11th, 1933, for $300.00 in favour of Rinkichi Tagashira, with interest at 8 per cent. We have been in touch with Mr. Tagashira with a view to obtaining the confirmation of this Mortgage but have so far been unsuccessful due to the fact that Mr.Tagashira states he has not the records available relating to this matter. We are therefore writing you to inform us if the amount still owing is the $300.00 in question and if the interest at 8 per cent is correct. If you agree, then please give us your authority to make payment to Mr. Tagashira from funds standing to your credit.

It is owing to the fact that we have not been able to clear up this matter of the Mortgage that you have not been forwarded a statement showing the net proceeds from the sale, but this will be done when we have definite information regarding the Mortgage.

You will understand that the funds standing to your credit mentioned above are subject to deduction of the amount due to the Mortgagee.

In order to facilitate your reply a stamped and addressed envelope is enclosed.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

File No. 11927

March 10th, 1945.

MEMORANDUM

TO: Mr. Douet

FROM: Mr. Peters

Re:- Catalogue No. 819,
99 Moncton St. Richmond,
Re 1/3/10/B3n/RTW/219

You will notice on the file that we have instructed the Accounting Department to hold funds derived from the sale of the above property until the allotment of funds is settled.

You will note that a mortgage is held by TAGASHIRA , RINKICHI, File 5129 in the amount of $300.00 plus interest at 8% as from July 1933.

You will note Mr. Macpherson's memo of October 26th 1944 states that he was unable to obtain any statement as to the amount owing on the mortgage from either party.

We are closing this file and owing to this situation are unable to forward any statement. Would you kindly follow this up and see what arrangements can be made between the two Japanese as to the amount owing.

GP/DD.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 11927 - file

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

February 17th, 1945.

Mr. R. Wishart,
99 Moncton Street,
Steveston, B. C.

Dear Sir: Re: Tokujiro ARAI -
Chattels at 99 Moncton St.,
Steveston, B. C.

According to our records you have been using the following chattels and are responsible for same, and as this property has been sold this is to request you to give ample notice to Mr. Harris, of our Steveston office, to make arrangements as to the disposal of these chattels prior to your vacating the premises:

✓ 1 - Oil Stove
✓ 1 - Kitchen Cabinet
✓ 1 - Remington Cash Register
X 1 - Ice Cream Refrigerator —— Blackburn

Rec'd 20/2/45

Yours truly,

P. Doust,
Administration Department

1 Coat Chair
1 Table
Shipped - 1 Barber Chair
1 Mirror

CC to Mr. Harris.

See above list

This letter was taken from
C C Robinson's file at Steveston

MEMORANDUM

February 16th, 1945.

File No. 11927

TO: Mr. Mackedie

FROM: Administration Department

Re: ARAI, Tokujiro
Chattels at 99 Moncton St.,
Steveston, B. C.

In your memo of October 31st, 1944 you stated that R. Wishart, the tenant, had in use the following chattels:

1 - Oil Stove
1 - Kitchen Cabinet
1 - Remington Cash Register
1 - Ice Cream Refrigerator

As we are not clear when this tenant will be vacating the premises which were sold in July 1944, we suggest that Mr. Harris ascertains from the tenant when he will be leaving that the necessary action may be taken regarding these chattels.

P. Doust.

PD/ER

11927

February 16th, 1945.

Mr. R. Wishart,
99 Moncton Street,
Steveston, B. C.

Dear Sir: Re: 99 Moncton St., Steveston, B. C.

We wrote you on the 29th ultimo regarding water charges at the above address and regret that we have not yet received the $36.00 due to this office on account of extra water charges paid by us during the last three half-yearly periods.

We must ask you to see that this payment is made without further delay. Your remittance should be made out to the "Custodian of Enemy Property".

Yours truly,

P. Douet,
Administration Department

PD/ER
REGISTERED MAIL

11927

February 9th, 1945.

Dr. Chas. A. Graves,
Steveston,
B. C.

Dear Sir: Re: Catalogue No. 819
99 Moncton Street
E11/3/10/B3N/R7W/249

Respecting the above, as requested we have pleasure in enclosing copy of Lease dated May 14th, 1942 between Kan ARAI and Robert R. Wishart relating to the above property.

Yours truly,

P. Douet,
Administration Department

PD/ER

Enc.

Catalogue No. 819
File No. 11927
99 Moncton Street
Steveston, B. C.
E½ 1/3/10/B3N/R7W/249

Receipt of Certificate of Title No. 180605-E is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Receipt is also acknowledged of London & Lancashire Guarantee & Accident Company policy No. 3403197 which has been assigned to me.

Dated at Vancouver, B. C., this 2nd day of February 1945.

C. A. Graves

Catalogue No. 819
File No. 11927

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

Dear Sirs:-

Re: 99 Moncton St. Steveston

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,

C. A. Graves .....Signed

11927

February 5, 1945.

Municipality of Richmond,
Richmond Town Hall,
Brighouse, B. C.

Dear Sirs:

Re: Catalogue No. 819
99 Moncton Street
B-1/3/10/B3R/R7?/249
ARAI, Tokujiro

The above property has been sold to Dr. Charles Allan Graves, Steveston, B. C. Please send all assessment notices, tax statements and water bills to the new owner instead of to this office.

Yours truly,

George Peters,
Administration Department.

GP:EB

11927

February 5, 1945.

Dr. Charles A. Graves,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 819
99 Moncton Street
R#1/3/10/B3W/NW/249

Title to the above described property has now been received in your name and is ready for delivery. Relevant insurance policies which have been assigned to you are also ready for delivery.

Adjustments as of July 28th, 1944, as shown on the enclosed sheet, have been calculated and a balance of $3.47 has been charged to you.

Will you please telephone this office for an appointment to conclude this matter in order that statement of adjustments may be approved and certain releases signed by you prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 819
File No. 11927
99 Moncton Street, Steveston
E&L/3/10/B3N/R7E/249

February 1, 1945.

CHARLES ALLAN GRAVES
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at July 28, 1944)

	DEBIT	CREDIT
Purchase price	$1,500.00	
Cheques received		$1,500.00
Amount of rent collected		
July 28th - July 31st - 3/31 x $10.00		.97
Aug. - Sept. - Oct. - Nov. - Dec. - Jan. - 6 months at $10.00		60.00
Registration fees on deed - $1,500.00	6.25	
Insurance premium - 5.2% x $24.10	1.25	
Insurance premium - 100% x $27.24	27.24	
Water paid to Dec. 31/44 - 156/184 x $24.00	20.35	
Purchaser's proportion of 1944 taxes - 156/365 x $21.87	9.35	
Balance owing by purchaser		3.47
	$1,564.44	$1,564.44

BALANCE OWING BY PURCHASER $3.47

11927

January 29th, 1945.

Mr. R. Wishart,
99 Moncton Street,
Steveston, B. C.

Dear Sir: Re: 99 Moncton St., Steveston, B. C.

Our file relating to this property is under review and we are writing you with regard to water charges. The original arrangement in the Agreement was that you pay $8.00 per month rent and water for your account, but this was subsequently altered to $10.00 per month to include water which normally is $12.00 per half year. We find, however, that we have been charged and have paid the following amounts for water:

July-December, 1943	-	$24.00
January-June , 1944	-	$24.00
July-December, 1944	-	$24.00
	Total	$72.00

The reason for the double charge is, we are informed by the Water Department, Richmond, that two families are using water on these premises and as you have only paid us $36.00 for water over the period in question we must ask you to forward us a remittance for $36.00 to take care of the extra water charges.

You will understand of course that if we are again charged with $24.00 for water for the first half of this year it will be necessary for us to collect $12.00 from you.

Your prompt attention to the above will oblige,

Yours truly,

P. Douet,
Administration Department.

PD/ER

File No. 11927.
Catalogue No. 819.

January 15th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tokujiro ARAI
Mun. of Richmond
E. ½ of Lot 1, Blk. 3 of Sec. 10, Blk. 3 N., R. 7 W., Map 249 being all that portion lying E. of a straight line bisecting the N. & S. boundaries of said Lot 1, D. N. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated November 24th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 37357, dated November 23rd, 1944 - Discharge of Mortgage.

2. Copy of application number 180604-E, dated November 23rd, 1944, registering the property in the name of the Custodian (Transmission).

3. Copy of application number 180605-E, dated November 23rd, 1944, registering the property in the name of Charles Allan Graves (Deed).

4. Duplicate of Transmission dated October 14th, 1944.

5. Duplicate of Discharge of Mortgage, dated October 14th, 1944.

6. Duplicate of Deed dated October 14th, 1944 - Secretary of State to Charles Allan Graves.

7. Certificate of Indefeasible Title number 180605-E, dated January 2nd, 1945, covering the above property in the name of Charles Allan Graves.

D.A. Cramer

DAC:JS
Attch.

11927

November 28th, 1944

The London & Lancashire Guarantee &
Accident Company,
626 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: Policy No. 3403197

Will you please consent to the transfer attached to the above numbered policy and enclosed herewith.

When completed kindly return the policy with completed transfer attached to this office.

Yours truly,

S.M.Gibson
Insurance Department

SMG:KT
Encl.

11247

November 27, 1944.

Dr. Charles A. Graves,
Steveston, B. C.

Dear Sir

Re: Catalogue No. 819
99 Moncton St. Steveston
Lot 1/2/10/BL/R.P. 249

Please be informed that deed covering sale to you of the above described property has now been registered in your name. You will be informed when title is received by this office and at that time adjustments will be calculated as of July 22, 1944. Attached please find copy of letter we have sent to the tenant of this property in order that notice to vacate may be given if desired.

Yours truly,

George Peters,
Administration Department.

GP/MA
Enc.

11927

November 27, 1944.

Mr. R. Wishart,
99 Moncton Street,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 219
99 Moncton Street
Steveston, B. C.

The above property has been sold to Dr. Charles A. Graves, Steveston, B. C., as of July 22, 1944. You may expect to receive word on behalf of this purchaser as to rentals and other incidents connected with this property.

Yours truly,

George Peters,
Administration Department.

GP:MA
cc Dr. C. A. Graves

MEMORANDUM

File No. 11927

October 31st, 1944

To: The File

From: Mr. R.B. Mackedie

Re: ARAI, Tokujiro
CHATTELS

The above owned property at the corner of Moncton & #1 Road which he leased to R. Wishart for the duration.

There is no "JP" registration form on file.

Chattels found in the house were removed from the house to the Japanese Church storage Aug 11/42.

The following were left in the house for the use of the tenant:

1 oil stove	1 Remington cash register
1 kitchen cabinet	1 Ice cream refrigerator

R.B.M.

RBM:AM

File 11927

October 26th, 1944.

ENEMY SECTION
Rec'd OCT 26 1944
File No.
Ans'd
Refer'd

MEMORANDUM

TO: MR. WRIGHT

FROM: MR. MACPHERSON

RE: East half of Lot 1, Block 3, of Sec. 10, B3N, R7W, Map 249 being all that portion lying E of a straight line bisecting N & S boundaries of said Lot 1 in the Municipality of Richmond, DNW.

The registered owner of the above parcel of land is Tokujiro ARAI (Internee) subject to Mortgage dated 11th of June, 1933 for $300.00 in favour of Rinkichi TAGASHIRA. The interests of both Tokujiro ARAI and Rinkichi TAGASHIRA have been vested. Tokujiro ARAI refused to make a J. P. declaration and informed Supervisor Lougheed that all property, real and personal, was registered in the name of his wife, Kan ARAI. A copy of a Lease of this property, dated May 14th, 1942, Kan ARAI to R. R. Wishart, is on file.

Mrs. ARAI has no recorded interest, but in view of her husband's statement above, is it advisable to file a vesting certificate? If so a transmission to the Custodian would be necessary which has not been provided for in the Transmission sent you on October 17th.

J.M.

DM:AM

for Mr. Macpherson
Mrs. Arai having no
regd. interest - Vesting
Cert + Transm not required.
27/10/44 K. W. W.

File 11927 October 26th, 1944.

MEMORANDUM

TO: FILE 11927

FROM: Mr. Macpherson

RE: East ½ of Lot 1, Blk. 3 of Sec. 10, B3N, R7W, Map 249, being all that portion lying E of a straight line bisecting N & S boundaries of said Lot 1 in the Munc. of Richmond.

We are unable to obtain any statement as to the amount owing on Mortgage from either party. The Mortgagee, Rinkichi TAGASHIRA, states he has not the record available, and his solicitor informs us that he has no knowledge of the account. It would appear that the funds necessary to satisfy the Mortgagee interest will have to be held by the Custodian for an indefinite period.

Sgn.

TM:AM

11927
& 5129

September 15th, 1944.

Mr. George E. McCrossan, K. C.,
Barrister and Solicitor,
203-6 Rogers Building,
Vancouver, B. C.

Dear Sir:

Re: Tokujiro ARAI and Rinkichi TAGASHIRA -
East half of Lot 1, Blk. 3, of Sec. 10,
B3N, R7W, Map 249, being all that por-
tion lying E of a straight line bisect-
ing the N & S boundaries of said Lot 1
in the Municipality of Richmond, D.N.E.

Title to the above described property is in the name of Tokujiro Arai subject to a Mortgage to Rinkichi Tagashira for the sum of $300.00 with interest at the rate of 8% per annum.

We have endeavoured to get from Mr. Tagashira a statement of how this Mortgage stands at the present time and in this connection we note that Mr. Tagashira is a client of yours. It may be that you can give us the desired information, that is - the amount of the balance unpaid on the Mortgage and the date to which interest has been paid.

The property is being sold by the Custodian and we desire to pay off this Mortgage of indebtedness and procure a clear title for the purchaser. If you can assist us with this information we shall be deeply obliged.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM

M.C. has written N.R.I. for information. He replied 11-10-44

11927

August 29th,1944

Mr. T. C. King,
78 Georgia Street,
Steveston, B. C.

Dear Sir;

Re: Tokujiro ARAI

We wish to acknowledge with thanks receipt of London & Lancashire Guarantee & Accident Policy No. 3403197.

Please find enclosed our cheque for $27.24 being payment in full for the premium. Kindly receipt and return your statement attached hereto.

Yours truly,

S.M.Gibson
Insurance Department

SMG:KT
Encl.

Petro

File 11927.

and 5129/2
11927

August 17th., 1944.

George E. McCrossan, K.C., Esq.,
Barrister and Solicitor,
203-6 Rogers Building,
Vancouver, B. C.

Dear Sir:

Re: Rinkichi TAGASHIRA and
Tokuzire ARAI.

Correspondence on file indicates that you are dealing with the business of the above. Mr. Tagashira holds a Mortgage from Mr. Taokujiro ARAI given by Mr. Arai covering Lot 1 of Blk. 3 of Sec. 10 of Block 3 North, Range 7 West, Map 249, D. N. W. We wrote to Mr. Tagashira on the 10th inst. requesting him to advise us as to the amount of the unpaid balance of the principal and the date to which interest is paid, also the amount of interest owing up to the 11th of July, 1944. Mr. Tagashira replied that he is unable to give this information as he has not got the necessary record.

It has occured to us that possible you may be in a position to give us this information, and if so, will you kindly fill in the accompanying statement and return one copy to this office.

By phone 16 Oct
Will draw up papers
Mail for Reg. Tagashira
& Mrs. Arai

Yours truly,

Ian Shepherson,
Title Examiner.

IS:AM
Enc.

11927

August 16, 1944.

Mr. Thomas C. King,
78 Georgia Street,
STEVESTON, B. C.

Dear Sir:

Re: London & Lancashire
Policy No. 3401297

Further to ours of August 14th we received a letter from Dr. Graves asking us to look after the renewal of the above expiring insurance.

Kindly renew this policy for a term of one year and cover for $1200.00 instead of $1000.00 Also please make sure that the new wording is in line with the present occupancy.

The policy should be written in the name of the "Secretary of State of Canada, acting in his capacity as Custodian" with the usual vacancy clause attached and permission for use of a stove-pipe chimney as written on the expiring policy.

When and if the sale is finally completed to Dr. Graves, we will have the coverage transferred and make the necessary adjustment with him in connection with the premium.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

C. C. sent to Dr. Graves.

Your file no 11927

EVACUATION SECTION
Rec'd AUG 16 1944
File No. 11927
Ans.
Referred Hilton

Steveston
Aug 15, 1944

Custodian
Japanese Evacuation Section

Dear Sir,-
Re Insurance Policy
covering 99 Moncton St.

I would be satisfied for you to re-insure this property for 1200 if possible.

Yours truly
C. A. Graves

11927

August 14, 1944.

Doctor C. A. Graves,
STEVESTON, B. C.

Dear Sir:

Re: London & Lancashire
Policy No. 3401297

I wish to advise that the above numbered policy covering for $1,000.00 on the building situate on the E½ of Lot 1, Blk. 3/10 and being No. 99 Moncton Street in the Town of Steveston, expires on August 16th next.

As this property is being purchased by yourself and the sale is now in the course of completion, we wish to be advised as to whether you will take care of the renewal of this insurance or whether you would like us to handle it and make the necessary charges to you in the final settlement of adjustment. Kindly advise by return mail.

For your information I am attaching hereto a copy of our letter to Mr. Thomas C. King, insurance agent at Steveston.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS
Enc.

11927

August 14, 1944.

Mr. Thomas C. King,
76 Georgia Street,
STEVESTON, B. C.

Dear Sir:

Re: London & Lancashire
Policy No. 3401297

I am attaching hereto a copy of our letter to Doctor C. A. Graves of today's date which will be self-explanatory. If you do not get instructions from ourselves or Doctor Graves prior to expiry date, kindly hold us covered.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Enc.

5129/11927

REGISTERED

Aug. 10th, 1944.

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

Dear Sir:

Re: E½ of Lot 1, Blk. 3 of Sec. 10, BCN, R7W, Map 249 being all that portion lying E of a Straight line bisecting the N. & S. boundaries of said Lot 1 in Municipality of Richmond, D.N.W.

The sale of this property is being negotiated by the Custodian, and it is desired to ascertain the extent of your interest therein, as Mortgagee. We are enclosing a form of statement of this claim which we would ask you to kindly fill in and sign, returning one copy to this office. We would particularly call your attention to the fact that the date from which interest is unpaid should be inserted.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM
Encl.

File No. 5129/11927
Ont. No. 819

August————,1944.

[redacted]

The Custodian of Enemy Property,
936 Royal Bank Bldg.,
Vancouver, B. C.

Attention Mr. Jos.[redacted]

Dear Sirs:

RE: The E. ½ of Lot 1, Blk. 3 of Sec. 10, Blk. 3 E., R. 7 E., Map 249 being all that portion lying E. of a straight line bisecting the Northerly and Southerly boundaries of said Lot 1 in the Dunc. of Richmond, [redacted]

I, the holder of a Mortgage covering the above described parcel of land, dated 11th July, 1933, given by Tomujiro ARAI, certify that on the 11th July, 1944, there was owing to me in respect to said Mortgage, the sums below stated:

Unpaid balance of Principal $

Interest on $_____ @ ___%
from _____19__
to 11th July, 1944. $_____

Total amount owing on Mortgage $_____

If you have paid any taxes or insurance to protect your interest in this property please add the amount to the above total, giving each payment separately.

Dated: August 9th, 1944.

11927

August 2, 1944.

Mr. Tokujiro AHAI,
Registration No. 04316,
Kaslo, B. C.

Dear Sir:

Re: Catalogue No. 819
99 Moncton Street
R31/3/10/B3N/E7W/249

Please be informed that your property consisting of the East ½ of Lot 1, Block 3, Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, New Westminster, Title No. 79253-E covering this land.

Yours truly,

George Peters,
Administration Department.

GP:EB

11927

August 1, 1944.

Doctor C. A. Graves,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 819
99 Moncton Street

We are in receipt of your letter of July 25th and returned copy of lease. We regret very much that, through an error, the wrong copy of lease was sent to you.

Attached you will find the copy of lease required on the above property.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

EVACUATION SECTION
Rec'd JUL 26 1944
File No. 11927
Ans. ✓
Referred Peters

Steveston July 25th / 44

sent to Peters

Custodian,
Japanese Evacuation Section
Vancouver, BC.

Dear Sirs, -

I received your file no 11927 for catalogue no 819, 99 Moncton St., but the enclosed copy of lease apparently does not apply.

I return this lease herewith.

yours truly
C. A. Graves

11927

July .6th, 1944

Doctor C.A. Graves,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 819.
Lot E.½, Block 3,
99 Moncton Street, Richmond.

This will acknowledge receipt of your letter of July .7th in which you enclose your certified cheque for $1,350.00. We have now received $1,500.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Charles Allan Graves, Physician, Steveston, B.C., and that you are a British subject.

As previously advised conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F.G. Shears,
Director

FGS:lm

Rec'd JUL 28 1944
File No. 11927
Ans.
Referred Transp

Steveston B.C.
July 27th 1944

Director
Japanese Evacuation Section.
Royal Bank Bldg.
Vancouver, B.C.

Dear Sir,-
re Cat. no 819
99 Moncton St.

As per your file no. 11927, I beg to enclose certified cheque in payment of purchase price.

Charles Allan Graves
Steveston, B.C.
Physician
British Subject

I would be glad
to receive a copy
of the lease against
this property.

Yours truly
C. A. Graves.

11927

July 22nd, 1944

Doctor C.A. Graves,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 819,
Lot Ejl, Blk.3, 99 Moncton St.
Richmond, B.C.

Your letter of April 26th enclosing cheque for $150.00 and offer to purchase the above property for the sum of $1,500.00 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 $1,350.00.

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.

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 you will then be in a position to assume control of this property.

We wish to call your attention to the fact that the sale of the above property is subject to an encroachment and the terms of the lease copy of which is enclosed herein.

Yours truly,

F.G. Shears,
Director

FGS:ln
Encl.

April 1927 July 13, 1944.

MEMORANDUM

To: Mr. Doust.

From: Mr. Shears.

Re: Catalogue No. 819,
99 Moncton Street, Richmond.

The facts contained in your memorandum of June 27th, 1944 were up before the Rural Advisory Committee at their last meeting. The Committee recommended to the Custodian Mr. Graves' offer of $1500.00 for the purchase of the above property should be accepted.

It was thought that there was no justification for giving either Peter Martyniuk or R. Wishart any opportunity to meet this figure in view of the fact that Mr. Wishart with whom the Japanese entered into the lease arrangement was not actually the tenant and had sublet without the sanction required under the lease.

We are therefore prepared to recommend the sale of this property to Mr. Graves. Mr. Graves will need to be informed of the existing lease in question and that he will be purchasing this property subject to any value which the lease may have.

F. G. Shears,
Director.

FGS:AS

File 11927

M E M O R A N D U M

June 27th, 1944.

To: Mr. F. G. Shears

PMOs Administration Department

Re: Catalogue No. 819
99 Moncton Street, Richmond
File No. 11927

As arranged the following is a brief resume' relating to the above property.

R. Wishart has a Lease dated May 14th, 1942 relating to this property, the term being for the duration of the war with Japan, from June 1st, 1942, at $6.00 per month---later increased to $10.00 per month including water. There is a clause in the lease stating the Lessee will not assign without leave.

Mr. Peters advises that Mr. Wishart sublet to Peter Martynink some long time back but as we have accepted payments each month from Wishart we may have committed ourselves to accepting this subletting. I have not ascertained the legal aspect on this point.

The valuation is $820.00 but we received the following offers

Peter Martynink, tenant	- $ 800.00
R. Wishart, Lessee	- $1050.00

both parties being written on May 24th and advised their offer was not acceptable and their deposit cheques were returned.

We have now received an offer of $1500.00 from
and the question to be decided is as to whether Martynink and/or Wishart shall be given the refusal of the property at $1500.00 in line with the general policy of giving the tenant an opportunity of purchasing.

Rent is paid up to June 30th, 1944.

Three extra copies of this Memo are attached in case same are required for the Advisory Committee.

E. Doust.

FD/ER

Date....June 9th, 1944...

REAL PROPERTY MEMORANDUM

File No. 11927

Name.....ARAI, Tokujiro.....Registration No....04316

Re: Catalogue No. 819

Address: 99 Moncton Street, Richmond

Legal Description: E½1/3/10/B3N/R7W/249
Store and living quarters

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 99253E Whereabouts: Not known.

Registered owner: Tokujiro ARAI Reg. No. 04316

Property: The East half of Lot 1 Block 3 of Section 10 Block 3 North Range 7 West Map 249 being all that portion lying East of a Straight Line bisecting the Northerly and Southerly boundaries of Said Lot 1 in the Municipality of Richmond in the District of New Westminster.

B. Charges.

Registered: 72385C 11th July 1933 Mortgage in Fee to Rinkichi Tagashira, for the sum of $300.00 with interest at the rate of 8% per annum.

Vesting: Filing 24750 - September 25, 1942.

Unregistered: No evidence found.

Taxes: $17.69 - 1943 paid (1942 arrears plus interest paid).

Water: $30.00 - Jan./June 1944 not yet paid (Water to be paid by tenant). Water paid 26/9/44

Insurance: $1000.00 - Aug. 16, 1944.

Assessed Value: Land: $270.00 Improvements: $950.00

Valuation by Appraiser: $820.00

Amount of Bid: $1500.00

Approved by Advisory Committee: May 26, 1944.

Paid as shown in attached letter: $1,500.00 - July 28th, 1944.

Name of transferee as attached letter: Dr. Charles Allan Graves.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)
Tenant: R. Wishart. Rental: $10.00, including water.
($8.00 rent and $2.00 water)

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)
Lease for duration of war to R. Wishart from Tokujiro ARAI, dated May 14/42.

Chattels: Particulars of those stored on the premises.

None.

Named Agent:

Office.

11927

REGISTERED

May 24th, 1944.

Mr. Peter Martyniuk,
99 Moncton Street,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 819
E½ of Lot 1, Blk. 3,
Municipality of Richmond.

Your letter of April 12th, 1944 enclosing cheque for $80.00 and offer to purchase for $800.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears,
Director.

FGS/AM
Encl.

11927

May 24, 1944.

REGISTERED

Mr. R. Wichart,
691 #1 Road,
Steveston, B. C.

Dear Sirs

Re: Catalogue No. 819,
99 Moncton Street, Steveston.

Your undated letter enclosing cheque for $105.00 and offer to purchase the above property for the sum of $1050.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears,
Director.

FGS:AS
Encl.1.

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

819.

Catalogue #819.
File: 11927.

April 27, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

APPRAISAL
RE: E½ of Lot 1, Block 3, Section 10, B3N/7W, Map 249, Steveston Townsite.

Dear Sir:

This property is located at 99 Moncton Street and is rented to R. Wishart. It is a one storey frame building 48' X 20' shingled and badly inneed of paint. The interior is papered over "V" joint, loose and coming offwalls. The back three rooms are sublet ot tenant and the floors are uneven indicating rotten foundation. The plumbing consists of a sink and toilet. It is heated by stove. There is city light and water. The building is very old, cheaply and poorly constructed with a bad roof. The location is good. The lot is a corner one and measures 22' X 120'.

VALUATION:

Building.....	$620.00
Lot.....	200.00
	$820.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. COULTHARD.

File Peters

Rec'd
File No. 11927
Ans.
Referred

194

Steveston BC
April 26th 1944.

819

The Custodian
Royal Bank Building
Vancouver, BC.

Dear Sir,

I hereby tender for Parcel no. 819, being east half of Lot no 1 Block 3 Section 10, B3N/7W, map no. 249 of the townsite of Steveston, and known as 99 Moncton st, for the sum of fifteen hundred dollars and enclose certified cheque for one hundred and fifty dollars.

Yours truly
C.A. Graves

192

99 Moncton Street,
Steveston, B. C.
April 12, 1944.

819

The Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I wish to tender $800.00 cash for Catalogue No. 819
being 99 Moncton Street, the East ½ of Lot 1, Block 3, Section 10.
Attached is my cheque for 10% of the above offer amounting to $80.00.

Yours truly,

Peter Martynuk

Rec'd May 1 - 44
File No. 11927
Ans. Any
Referred

DEPARTMENT OF
LABOUR

CANADA

IN REPLY PLEASE QUOTE
FILE NO.

~~NATIONAL SELECTIVE SERVICE~~

Memorandum
To Geo Peters
From C.B. Robinson File 11927

Re account for extra repairs to toilet from Geo Miller as I recall it, after the septic tank was put in it had to be connected up with the toilet which was on the property next door. This necessitated a new toilet being installed and a small room built to house it. This was done by Miller - hence this account.

It is unfortunate I neglected to get your prior authorization for this work at the time.

C.B.R.

MEMORANDUM

File No. 11927 March 20, 1944.

To: Mr. G. M. Harris

From: George Peters

Re: Tokujiro ARAI

We are attaching herewith a cheque payable to the order of Geo. L. Miller, in the amount of $81.00, for new toilet bowl etc. for property at No. 1 Road and Moncton Street belonging to the above Japanese. Would you kindly give this cheque to Mr. Miller and obtain a receipt from him.

Payment 19 Mar 44

Received Payment 22 March 44 Geo. L. Miller

G. Peters

MEMORANDUM

File No. 11927 November 1, 1943.

To: Accounting Department

From: George Peters

Re: Tokujiro ARAI #04316

The attached requisition will build a debit on this Japanese' account. This was brought about by the installation of a septic tank on orders of the Health Department at Richmond. Any future revenue from this property will take care of this debit.

GP:EB

File No. 11927 October 27th, 1943.

MEMORANDUM

TO: Geo. Peters

FROM: C. C. Robinson

Re: Tokujiro ARAI, Her. No. 04316

EVACUATION SECTION
RECEIVED
NOV 1 1943

I enclose herewith account of W. J. McNamara for $60.00 for installation of Septic Tank on property of the above. Will you kindly have voucher put through for this and mail to me here.

The work has been inspected and passed upon by Mr. Roberts the health officer of the Corporation of Richmond.

Since $60.00 is the flat going price for this type of work it was not necessary to get other quotations.

CCR/RMS

Steveston BC.
30 Sept 1947

File 11927

To Geo Peters
From C B Robinson

ARAI Tukijiro

I enclose a notice from Corpn of the Township of Richmond ordering the installation of a Septic tank on the property of the above.

You will recall that this is the Barber shop cor No 1 Rd & Moncton St and the toilet and tank are on the property occupied next door by Chinamen from whom I do not collect rent.

The instructions mean that we must install a tank for the Barber shop seperately and the authorities will then deal with the old tank on the property now used by the Chinese.

I await your instructions re above

C.B.R.

O.K. 3/10
Cards
6138

11927

September 1st,1943

Mr. Thomas C. King,
78 Georgia Street,
Steveston, B. C.

Dear Sir:

Re; London & Lancashire
Policy #3401297

Please find enclosed our cheque for $24.10 being payment in full for the above numbered policy.

Kindly receipt and return your statement attached hereto.

Yours very truly,

S.M.Gibson,
Insurance Department

MG:KT
Encl.

11927

September 1st,1943

Mr. Tokujiro ARAI,
Registration No.04316,
Kaslo, B. C.

Dear Sir:

Re: London & Lancashire
Policy #3401297

The above numbered policy has been issued to cover for $1,000.00 on the building situate on your property described as being No. 99 Moncton Street, Steveston, B. C.

The premium for one year, amounting to $24.10 is being paid to the Insurance Company and charged to your account.

Yours very truly,

S.M.Gibson
Insurance Department

SMG:KT

Kaslo, B C
Aug. 12, 1943.

EVACUATION SECTION
Rec'd AUG 16 1943
File No.
Ans.
Referred Gibson

M. S. M. Gibson,
Insurance Dept,
Office of the Custodian,
Vancouver, B.C.

Dear Sir: - Re File No. 11927

Please insure my building for one thousand dollars at the rate of $2.41 per hundred, i.e. $24.10 for $1,000 for the period of one year.

It is understood that the premium is to be deducted from the rental in your ~~custody~~

Yours sincerely
Tokujiro Arai
Reg No. 04316.

Per. M Furuya
(By his request)

Aug 16/43
Placed King in
insured folder
DMS

11927

August 4, 1943.

Mr. Tokujiro ARAI,
Registration No. 04316,
Kaslo, B. C.

Dear Sir:

Re: Fire Insurance

As requested in yours of July 24th, I have referred the matter of Fire Insurance to Mr. Thomas C. King, agent at Steveston. He advises that the rate would be $2.41 per hundred for one year or 2½ times that for three year policy and he also advised that the top limit that should be carried would be $1,000.00.

The rate is fairly high as you will see, the reason being that it is affected by three other occupancies in adjoining buildings, your own property being occupied as Barber shop and Dwelling.

If you wish insurance placed please advise the amount that you want to carry and we will look after the details of placing same.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:JS

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS

PHONE STEVESTON 138

78 GEORGIA STREET
Steveston, B.C.

July 29th, 1943.

EVACUATION SECTION
Rec'd JUL 31 1943
File No.
Ans.
Referred Litton

Mr. S. M. Gibson,
Insurance Department,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Tokujiro ARAI. File #11927.

Your letter of the 28th instant re the above is received.

The description of this property is correct with the exception that it should read "The East half of Lot 1.

This risk, for your information, is very high, being in range with three other occupancies, and is being now occupied as a barber shop and dwelling. The rate is $2.41 per cent for the short term, or for the long term at 2½ times the premium.

Trusting to hear from you, and thanking you for the enquiry,

Yours very truly,

Thomas C. King.

P.S. Would suggest that $1000.00 be placed on this property, no more.

11927

July 28, 1943.

Mr. Thomas C. King,
78 Georgia Street,
Steveston, B. C.

Dear Sir:

E½ 6

Re: Tokujiro ARAI

The above named is registered owner of property described as Lot 1, Blk 3, Sec 10 Blk. 3N, Range 7W at corner of Moncton and No. 1 Road, in the Municipality of Richmond. This place is under lease to Mr. Robert R. Wishart. I believe you are to some extent familiar with it because I see some correspondence on file to Mr. Wright dated September 11th.

The improvements on this property are assessed at $950.00 and so far there is no insurance being carried. Incidently there is also a mortgage in favour of Rinkichi TAGASHIRA.

I have been in touch with Mr. ARAI concerning Fire Insurance and he wishes to be advised of the rate and the amount to be carried.

At your first opportunity would you please take a look at the buildings on this property and tell me what you consider the insurable value to be holding it down as much as possible, and also what rate would apply. I will refer the matter to the owner before having the policy written.

Yours very truly,

S. M. Gibson,
Insurance Department

SMG:JS

Kasla, B.C.
July 24, 1943.

Mr. S. M. Gibson
Insurance Dept.
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECT.
Rec'd JUL 27 1943
File No.
Ans.
Refer Gibson

Dear Sir:- Re Fire Insurance
File # 11927

Will you kindly let me know the rate of fire insurance on my building and also the minimum amount that I must carry.

Yours very truly
Tokujiro Arai
Reg. No. 04316
per Mfuka
(by agent)

1127

July 22, 1943.

Mr. Tokujiro ARAI,
Registration No. 04316,
KASLO, B. C.

Dear Sir:

Re: Fire Insurance

As we have not received any reply from you to our letters of June 10th and July 7th, we take for granted that you are not interested in arranging Fire Insurance as suggested. Nothing further will done in connection with this matter unless we receive from you a request to do so.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

11927

10th June, 1943.

Mr. Tokujiro ARAI,
Registration No. 04316,
KASLO, B.C.

Dear Sir:-

Re: Fire Insurance

You are the registered owner of property described as the East half of Lot 1, Block 3, Section 10, Block 3 North, Range 7 West, in the Municipality of Richmond. This property was leased by your wife - Kan Arai to Robert R. Wishart.

Information on file indicates that you carry no fire insurance to protect the buildings on this property which have an assessed value of $950.00 and apparently no arrangement was made with your tenant in connection with same. I wish to be advised, please, as to whether or not you wish us to arrange for fire insurance protection to cover your property and if so, how much insurance do you wish to carry.

If you would like us to arrange for fire insurance we will do so and the premium may be charged to your account which I understand today has a credit balance of $84.48.

I see that there is a mortgage covering this property in favour of Rinkichi Tagashira. It is usual under these circumstances that the Mortgagor is required under the terms of the mortgage to carry at least sufficient fire insurance to protect the Mortgagee's interest. If any such insurance exists, kindly notify us.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

For file 11927

11927
5129/1

May 6, 1943.

George E. McCrossan, K.C.,
Barrister & Solicitor,
470 Granville Street,
Vancouver, B.C.

Dear Sir: Re: Rinkichi TAGASHIRA

With reference to our conversation re the mortgages held by the above named Japanese we are enclosing herewith a copy of the letter which we mailed to Mr. Tagashira on May 3rd.

If Mr. Tagashira wishes to send us in a certified copy of the mortgage it will suit our purpose. Thank you for your telephone communication of this date.

Yours truly,

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

DAC:FC
Enclosure.

11927

11927
5129

May 3, 1943.

Mr. Rinkichi TAGASHIRA,
Registration No. 07988,
Revelstoke, B.C.

Dear Sir: Re: Tokuiiro ABAI

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:

E.½ of Lot 1, Block 3 of Section 10,
Block 3 N., Range 7 W., Map 249 being
all that portion lying East of a
straight line bisecting the Northerly
and Southerly boundaries of said Lot 1
Mun. of Richmond, N.W.D.

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

11927.

DEPARTMENT OF LABOUR
CANADA

EVACUATION SECTION
Rec'd APR 30 1943
File No.
Ans. D.M.C.
Referred Chope

BRITISH COLUMBIA SECURITY COMMISSION

Kaslo, B. C.,
April 27th, 1943.

395 BURRARD STREET,
VANCOUVER, B.C.

Mr. D. M. Chope,
Administration Department,
Department of the Secretary of State,
Office of the Custodian,
VANCOUVER, B. C.

Dear Sir:

Re: Tokujiro ARAI, Reg. No. 04316, and
Toranosuke SHINOZAKI, Reg. No. 12163.

I have for acknowledgment your letter of the 14th instant and am enclosing form "J" duly completed by T. SHINOZAKI. With respect to T. ARAI, I am sorry to state that up to the moment I have not been able to have him complete his JP form. He will not give me any definite reason but he seems to have some suspicion that I am unable to fathom. However, I will continue to work on it and hope in a few days to have him persuaded to fill out this form.

Yours very truly,

H. P. LOUGHEED,
Supervisor.

HPL:CTH
Enc.
c.c. Mr. M. L. Brown.

11927 & 13843.

April 14, 1943.

H. P. Lougheed, Esq.,
Supervisor,
B.C. Security Commission,
Kaslo, B.C.

Dear Sir:

Re: Tokujiro ARAI, Reg. No. 04316.
Toranosuke SHINOZAKI, Reg. No. 12163.

Thank you very much for your letter dated April 8th re the registration of the above named men. Mrs. Arai registered in April last year on a yellow 'No Property' declaration card, making no mention of any property. As Mr. Arai is the owner of property at Steveston, we require him to register on a "JP" form giving full details of his property.

Mrs. Shinozaki declared Personal Property. Therefore if Mr. Shinozaki owns no property of any kind, it will be sufficient for him to complete the 'No Property' card which we enclose herewith. As a separate declaration is required from each person, we should be grateful if you would kindly question him again and instruct him to complete either the "JP" forms or the yellow card.

With apologies for troubling you again,

Yours truly,

DMC

DEPARTMENT OF LABOUR
CANADA

EVACUATION SECTION
APR 12 1943
136434 11927
B. M. C.
Chope

BRITISH COLUMBIA SECURITY COMMISSION

Kaslo, B. C.,
April 8th, 1943.

395 BURRARD STREET,
VANCOUVER, B.C.

Mr. D. M. Chope,
Administration Department,
Department of the Secretary of State,
Office of the Custodian,
VANCOUVER, B. C.

Dear Sir:

I have for acknowledgment your letter of March 31st regarding JP forms for the following Japanese:

Mr. Tokujiro ARAI Reg. No. 04316
Mr. Toranosuke SHINOZAKI - Reg. No. 12163

Tokujiro ARAI advises me that all properties, personal and real estate were registered in the name of his wife, Kan ARAI. Reg. No. 04251.

Toranosuke SHINOZAKI advises me that the properties have been registered in his wife's name, Miye SHINOZAKI, Reg. No. 12125.

No

Yours very truly,

H. P. Loughseed

H. P. LOUGHEED,
Supervisor

HPL:CTH

A/50 and 11927

February 26, 1943.

Mr. C. C. Robinson,
P. O. Box 635,
Steveston, B. C.

Dear Sir:

Re: Monthly Rental Statements

In connection with the above, we observe that you are not attaching receipts for disbursements made, such as repairs to roof etc., as in the case of T. Arai, file 11927, Corner of Moncton St. and No. 1 Road. We shall be glad, therefore, if in future you will kindly see that such receipts are attached to the pink rental statements, as same are required for record purposes.

Thanking you for your co-operation in this matter,

Yours truly,

P. Douet,
Administration Department.

PD:BT

440

11927

February 15, 1943

Mr. Tokujiro ARAI,
Reg. No. 04316,
Kaslo, B. C.

Dear Sir:

In connection with your property at Steveston known as the E½ of Lot 1, Block 3, Section 10, Map 249 which is leased to Mr. Wishart, we had a call from this man stating that he would like to purchase this property and offers you the sum of $600.00 cash. Will you kindly advise us if you are interested in this proposal.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

1

1098

C.

NOTICE OF RELEASE

Internee's No. J.640 Name ARAI, Tokujiro

Camp Angler

Defense and International Affairs

Residence:

At time of internment: P.O. Box 217, Steveston, B.C.

To which proceeding on release: c/o Mr. Austin C. Taylor, Kaslo, B.C.

Date Released from Internment 13th November, 1942.

Authority R.C.M.P. File No. [redacted] C/C. 11-19-4 dated 7-Nov-42

Conditions Released conditionally upon his first subscribing to the undertaking set out in Regulation 24 of the Defence of Canada Regulations, and further, that he undertake to comply with orders issued by the British Columbia Security Commission.

H. N. Streight,
Lt.-Colonel,
Commissioner of Internment Operations.

OTTAWA, 17th November, 1942.

DDN-9

Copy:

R.C.M.P.
Custodian
Dependents' Section
Fyle

C.

1098

912 Royal Bank Bldg.,
Vancouver, B. C.
October 2nd, 1942

Thomas C. King, Esq.,
98 Georgia Street,
Steveston, B. C.

Dear Sir:

Re: P/T A-640, ARAI, Tokujiro

Mr. Robert Wishart called at the office to-day and produced the original lease which we retained for the purpose of making a copy for the files.

Mr. Wishart explained that the owner of the property was in arrears for water rates amounting to $12.00 and as the lease commenced on June 1st, the amount owing to the end of this month would be $25.00.

We have received Mr. Wishart's cheque for this amount and advised him that commencing November 1st he will pay $8.00 per month to you on our behalf.

Yours truly,

K. W. WRIGHT

For the Authorized Deputy of the Secretary of State and/or Custodian

KWW/GM

C

1098

912 Royal Bank Bldg.,
Vancouver, B. C.
October 2nd, 1942

Robert R. Wishart, Esq.,
No. 1 Road,
Steveston, B. C.

Dear Sir:

Re: S/W A-640, APAI, Tokujiro

In accord with our interview to-day we are returning the original lease which you left in our possession in order that a copy might be made for our records. You will kindly pay the rent to Mr. King commencing November 1st next. A receipt will go forward from our accounting department acknowledging payment of $[illegible].00 which, together with the arrears of water rates which you paid, discharges your liability up to the end of this month.

Yours truly,

K. W. WRIGHT

For the Authorized Deputy of the Secretary of State and/or Custodian

KWW/CM
Enc. 1.

TELEPHONE PACIFIC 1044

Geo. E. McCrossan, K.C.
BARRISTER AND SOLICITOR
203-6 ROGERS BUILDING
Vancouver, B.C.

Attention Mr. Wright. Sept. 30th, 1942.

AUG 1 - 1942
OCT 1 - 1942
Rec'd SEP 30 1942
File No. 1698
Ans.
Referred

Department of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sirs:-

Re File #1098, T. Arai, Judgment Debtor to R. Tagashira.

In reply to your letter of the 15th inst., in respect to the property of T. Arai at Steveston, B. C. we beg to advise that our client, Mr. Tagashira already holds a mortgage on that particular property.

Yours very truly,

GEM/V.

George E. McCrossan,
per V.S.H.

1096

912 Royal Bank Building,
Vancouver, B. C.
September 30th, 1942.

Mr. Thomas C. King,
78 Georgia Street,
Steveston, B. C.

Dear Sir:

Re: P/W A-6/0. ARAI, Tokuhiro.

We have a letter from Mrs. Kan ARAI today as follows:

"My husband owns the property mentioned in your letter.

As my husband was up at the camp, I made arrangement with Mr. Wishart to rent the property at $6.00 a month, water rate to be paid by Mr. Wishart, before I came to Kaslo."

Would you be good enough to attend to the collection of this rent for us and check up on the taxes. Let us have your report in due course, please.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/W

Kaslo, BC
Sept 26, 1942.

Rec'd SEP 28 1942
File No.
Ans.
Referred

Office of the Custodian
Vancouver, BC.

Dear Sirs: Re File No. 1098

My husband owns the property mentioned in your letter.

As my husband was up at the camp I made arrangement with Mr. Wishart to rent the property at $8.00 a month, water rate to be paid by Mr. Wishart, before I come to Kaslo.

Yours truly
(Mrs) Kan Arai
(per M. Kuba
by his request)

1098

912 Royal Bank Building,
Vancouver, B. C.
September 23rd, 1942.

Mr. Robert Wishart,
No. 1 Road,
Steveston, B. C.

Dear Sir:

Re: P/W A-640, Tokuiro, ARAI.

We wrote you on the 14th instant as follows:

"The above named has been interned and the Custodian has taken over the management of his estate in accordance with the Consolidated Regulations respecting Trading With The Enemy (1939).

Our agent reports that you were occupying property at Moncton Corners, Steveston, in accordance with arrangements you made with Mrs. Kan Arai. We are obtaining information concerning the title of the property, and if we find it stands in the name of the internee, you will be asked to remit rent to this office. In the meantime we would be glad if you would furnish us with particulars as to the arrangements made."

Please let us hear from you.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/W

1096

912 Royal Bank Building,
Vancouver, B. C.
September 23rd, 1942.

Mrs. Kan Arai,
Kaslo, B. C.

Dear Madam:

Re: P/W A-640, Tokuiro ARAI.

The above named internee has filed a statement of assets and liabilities and this statement discloses that he is the owner of a house at Moncton Corner, Steveston. We have a letter from our agent in part as follows:
"The legal description of this property is as follows:

> The East Half of Lot One (1) BLOCK THREE (3) of Section Ten (10) Block Three (3) North Range Seven (7) West, Map 249 in the District of New Westminster.

This property was rented by Mrs. Kan ARAI his wife some while back at a rental of $8.00 per month to a Mr. Robert Wishart, and although no rentals have been collected up to the present time, there has been, under the arrangements between her and Wishart for him to pay back water rates which he has done. There will be I hope a payment at the end of this month. Mr. Wisharts address, Mr. Robert Wishart, #1 Road, Steveston, B. C."

Please let us hear from you.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/M

1098

September 15th, 1942.

Mr. George E. McCrossan,
203-6 Rogers Building,
Vancouver, B. C.

Dear Sir:

Re: P/W A-640, Tokuiiro, ARAI
Tokuiiro Arai Judgment
Debtor to R. Tagashira & Co.

With reference to your letter of April 25th, 1942, this is to advise that the above named was recently interned. He is supposed to have an interest in some property at Steveston, and we are making some inquiries about this and we will keep you informed. It does not appear at the moment that this property is very valuable.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/m

1098

C,

September 14th, 1942.

Mr. Robert Wishart,
No. 1 Road,
Steveston, B. C.

Dear Sir:

Re: P/W A-640, Tokuiro, ARAI.

The above named has been interned and the Custodian has taken over the management of his estate in accordance with the Consolidated Regulations respecting trading with the enemy (1939).

Our agent reports that you were occupying property at Moncton Corners, Steveston, in accordance with arrangements you made with Mrs. Kan Arai. We are obtaining information concerning the title of the property, and if we find it stands in the name of the internee, you will be asked to remit rent to this office. In the meantime we would be glad if you would furnish us with particulars as to the arrangements made.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/N

1098

C.

September 14th, 1942.

Mr. Thomas C. King,
78 Georgia Street,
Steveston, B. C.

Dear Sir:

Re: P/W A-640, Tokuiro, ARAI.

We have your letter of the 11th instant, and thank you for the legal information you have given us. We have asked our Mr. Ian Macpherson to search the title and as soon as his report is received we will write you further.

Have you any knowledge of the whereabouts of Mrs. Kan Arai?

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary of State and/or Custodian.

KWW/W

September 14th, 1942.

Re: File # 1098

MEMORANDUM

TO: MR. IAN MACPHERSON

FROM: MR. K. W. WRIGHT

Re: P/W A-640, Tokuiro, ARAI

The above named is supposed to have an interest in the East Half of Lot 1, Block 3, Section 10, North Range 7 West, Map 249, in the District of New Westminster. The location of this property is given as Moncton Corner, Steveston, B. C.

Will you be kind enough to search the title, and let us have your report as soon as possible.

K. W. WRIGHT

Per:

KWW/W

PHONE STEVESTON 138

Thomas C. King

REAL ESTATE AND INSURANCE

COMMISSIONER
FOR TAKING AFFIDAVITS

78 GEORGIA STREET

Steveston, B.C.

C.

September 11th, 1942.

Rec'd SEP 12 1942
File No.
Ans.
Referred

Mr. K. W. Wright,
912 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Tokujiro ARAI, your file 1098.

The legal description of this property is as follows:

The East Half of Lot One (1) BLOCK THREE (3) of Section Ten (10) Block Three (3) North Range Seven (7) West, Map 249 in the District of New Westminster.

This property was rented by Mrs. Kan ARAI his wife some while back at a rental of $8.00 per month to a Mr. Robert Wishart, and although no rentals have been collected up to the present time, there has been, under the arrangemants between her and Wishart for him to pay back water rates which he has done. There will be I hope a payment at the end of this month. Mr. Wishart's address Mr. Robert Wishart, #1 Road, Steveston, B.C.

I would not like to state a value on this property, but for your information it is in very bad shape, although being on one of the best corners in the village of Steveston. personally I would hate to give more than $1500.00 for it.

Yours truly,

Thomas C. King

1098

912 Royal Bank Bldg.,
Vancouver, B.C.

9th September, 1942.

Mr. Thomas C. King,
78 Georgia Street,
Steveston, B.C.

Dear Sir:-

Re: Tokuiiro ARAI
P/W A-640

The above named internee has filed a statement of assets and liabilities and this statement discloses that he is the owner of a house and property at Moncton Corner, Steveston. There is no legal description, nor is there any information as to value.

Will you be kind enough to look into this matter and let us have a detailed report, together with the legal description, in order that we can file a Vesting Certificate.

Your early attention will be appreciated.

Yours truly,

K.W. WRIGHT,
For the Authorized Deputy of the Secretary
of State and/or Custodian

KWW:FM

ARAI, TOKUJIRO. C.
P.O.W. 640 - 04316

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. MAB/MC

Victoria Building, 7 O'Connor St.
Ottawa, Ont.

1098

Dear Sirs:

In order to assist this office in the administration of your property, kindly submit a complete statement covering the following with full particulars in each case; should you have nothing to report, insert the ward "NIL", sign your name and please return this letter at once:

A BANK ACCOUNTS: 1. Name of Bank.....NIL.....
2. Branch.....
3. Cash Balance.....

B SECURITIES: 1. Description and Quantity.....NIL.....
2. Where deposited.....

C REAL ESTATE: 1. Description. House & Property.....
2. Location...Moncton Corner.....
3. Municipality.....Steveston, B.C.

D INSURANCE: 1. Name of Company.....
2. Number of Policies.....NIL.....
3. Amount of each.....

E CLAIMS: 1. Nature. Back wages at Hellyhud Road Camp near Alsea.
2. Amount. $2.69 and $4.80 respt. Total $7.49
3. Name and address of debtor. B.C. Security Commission

F DEBTS: 1. Nature.....
2. Amount.....NIL.....
3. Name and address of creditor.....

T. Saito
Witness

T. Arai
Signature

If you have appointed a relative or a friend to look after your interests, kindly furnish his name and address.

NAME...MRS. T. ARAI.....

ADDRESS...KASLO, B.C.....

Yours very truly,

(A. H. Mathieu)
Assistant Deputy Custodian

6754-wife

TELEPHONE PACIFIC 1044

Geo. E. McCrossan, K.C.
BARRISTER AND SOLICITOR
203-6 ROGERS BUILDING
Vancouver, B.C.

Received April 27/42

April 25th, 1942.

G. W. McPherson, Esq.,
Deputy of the Custodian,
675 West Hastings St.,
Vancouver, B. C.

CA
card sent
30/4/42

Dear Sir:-

Re Tokujiro Arai Judgment
Debtor to R.Tagashira & Co.

We beg to notify you that we are acting on behalf of R. Tagashira & Co., Wholesalers of Vancouver, B. C. who have recovered Judgment in the County Court of Vancouver against the above-mentioned Tokujiro Arai, for the sum of $291.01, together with Statutory interest at the rate of 5% from the date of the said Judgment.

The Judgment debtor seems to have disappeared and is not now at the premises where he has heretofore carried on his business. We would be obliged if you would endeavor to protect our client's interest, as Judgment creditor in this matter, by giving us any information which you may have to assist us in locating the Judgment debtor, or protecting our client's claim against any assets of the debtor which you may have, or which may come under your control or custody.

Thanking you in anticipation, we beg to remain,

Yours very truly,

George E. McCrossan.

GEM/V?

Per:

C
O
P
Y

THIS INDENTURE made in duplicate the Fourteenth day of May, in the year of Our Lo d one thousand nine hundred and forty-two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:

KAN ARAI of the Townsite of Steveston, in the Province of British Columbia, Merchant

Hereinafter called the "Lessor" of the First Part.

AND:

ROBERT R. WISHART, of the Townsite of Steveston, in the Province of British Columbia, Pensioner.

Hereinafter called the "Lessee" of the Second Part:

WITNESSETH, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond, in the Province of British Columbia, and more particulary known and described as:

The East half of Lot one (1) Block Three (3) of Section 10 Block Three (3) North, Range Seven (7) West, Map Two Hundred and Forty-nine in the District of New Westminster, B. C.

TOGETHER with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining. Together with Inventory attached and which is hereby made part of this agreement.

From the First day of June, one thousand nine hundred and forty-two, for the term of duration of the War with Japan, YIELDING during the said term therefor the rent of Eight Dollars per month of lawful money of Canada, payable on the following days and times that is to say:

The Sum of Eight Dollars ($8.00) on the First day of June in the year Nineteen Hundred and Forty-two, and the further sums of Eight Dollars ($8.00) on the First day of each and every month during the term of this agreement.
It is agreed and understood that the Lessee shall not be responsible for any major repairs which may arise.

the first payment to be made on the First day of June, 1942.

THAT the said Lessee covenants with the said Lessor ot pay rent; and to pay rates for water, electric light, gas and telephone.
AND to repair; and to keep up fences; and not to cut down timber;
AND the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.
AND will not assign without leave;
AND that he will leave premises in good repair;
AND that he will not carry on any business that shall be deemed a nuisance on the premises.
PROVISO for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.
PROVISO for re-entry on seizure or forfeiture of the said term.
The said Lessor covenants with the said Lessee for quiet enjoyment.
PROVISO for re-entry on the return of the Lessor to Steveston on the usual Statutory notice of 30 days being given to the Lessee by the Lessor.

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 thhn 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 hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries 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 repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, 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.

Wherever the singular or the masculine are used in this Indenture, 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 and each of them, (where the context or the parties so require).

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and the year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of:)
)
Signature of Witness: "Thomas C. King")
)
Street Address: 78 Georgia St.)
)
City of Town: Steveston, B. C.) "KAN ARAI"
)
Occupation: A Commissioner, etc.)
) "Robert R. Wishart"
)
)

C O P Y

Copy. mailed Oct 2/42.

Copy to file July 1927

Form No. 5 Mortgage (Short Form) 2-21 — The Clarke & Stuart Co. Limited, Law Printers and Stationers, Vancouver, B.C.

This Indenture

Made (in duplicate) this 11th day of ~~June~~ July in the year of our Lord one thousand nine hundred and ~~forty~~ thirty-three.

In Pursuance of the "Short Form of Mortgages Act"

Between

Tokujiro ARAI, of the Town of Steveston, in the Province of British Columbia (Confectioner)

Insert full Name, Street Address and Occupation of each party.

(hereinafter called the Mortgagor)
of the **FIRST PART**

AND

Rinkichi TAGASHIRA, of 679 East Cordova Street, in the City of Vancouver, in the Province of British Columbia (Confectioner)

(hereinafter called the Mortgagee)
of the **SECOND PART**

WITNESSETH that in consideration of the sum of Three Hundred----------($300.00)

Dollars of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor **DOTH GRANT** and Mortgage unto the said Mortgagee, his heirs and assigns **FOREVER:**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond, in the Province of British Columbia, more particularly known and described as The East Half ($E\frac{1}{2}$) of Lot One (1) of Block Three (3) of Section Ten (10) of Block Three (3) North, Range Seven (7) West, Map Two-hundred and forty-nine (249) being all that portion lying East of a straight line bisecting the Northerly and Southerly boundaries of said Lot One (1) in the District of New Westminster.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging or with the same or any part thereof held or enjoyed or appurtenant thereto; and all the estate, right, title, interest, property claim and demand of him, the said Mortgagor, in, to or upon the said premises,

PROVIDED this mortgage to be void on payment of Three Hundred Dollars ($300.00)

Dollars of lawful money of Canada, with interest at

8 per cent. per annum, both before and after maturity, as follows: The said principal sum of $ 300.00---------- is to be paid on the Eleventh day of June, A. D. 1934

interest for the same at the rate aforesaid, payable by equal instalments of $ Six ($6.00) on the Eleventh day of October, January, April and July, A. D. 1933 in each and every year until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and payable on the 11th (Eleventh) day of October

AND TAXES and performance of Statute Labor.

THE said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of this security be levied on the said lands and premises.

THAT the Mortgagor has a good title in fee-simple to the said lands.

AND THAT he has the right to convey the said lands to the said Mortgagee.

AND THAT on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

AND THAT the said Mortgagor will execute such further assurances of the said lands as may be requisite.

AND THAT the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanic's Lien Act" or any amendment thereof.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency.

AND the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said proviso.

PROVIDED that the said Mortgagee on default of payment for One (1) month may on notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable.

PROVIDED ALSO, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the City of Vancouver and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability.

AND it is hereby agreed that in the event of the Mortgagor failing to pay any taxes or Mechanic's Liens as aforesaid, the Mortgagee may pay the same and the amount so paid shall forthwith become part of the principal hereby secured, and be a charge on the said lands in favour of the Mortgagee, carrying interest at the rate aforesaid, prior to all claims thereon subsequent to these presents, and shall be payable forthwith.

I hereby certify that the attached document initialed by me is a true copy of the original document whereof it purports to be a copy.

Dated this 11th day of August, 1944, at Vancouver, B. C.

A Notary Public in and for the
Province of British Columbia.

I hereby certify that the attached document initialed by me is a true copy of the original document whereof it purports to be a copy.

Dated this 11th day of August, 1944, at Vancouver, B. C.

A Notary Public in and for the
Province of British Columbia.

Acknowledgment of Officer of a Corporation

I Hereby Certify that, on the day of , 194
at , in the Province of British Columbia,
(whose identity has been proved by the evidence on
oath of , who is) personally known to me,
appeared before me and acknowledged to me that he is the of
who subscribed his name to the annexed Instrument as , and that he is the person
of the said
and affixed the seal of the
to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at in the Province of
British Columbia, this day of
in the year of our Lord one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Baird

1934

Tokujiro ARAI

—TO—

Rinkichi TAGASHIRA

Mortgage

(SHORT FORM)

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 8

E½ of Lot 1 of Blk. 3 of Sec. 10, B3N, R7W, Map 249, being all that portion lying E of a straight line bisecting the N & S boundaries of said Lot 1, Munc. Richmond, District of New Westminster.

ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)

I Hereby Certify that, on the First (1st) day of August 1935, at
Steveston, in the Province of British Columbia,
Tokujiro ARAI (whose identity has been proved by the evidence on
oath of , who is) personally known to me, appeared
before me and acknowledged to me that he is the person mentioned in the annexed instrument as
the maker thereof, and whose name is subscribed thereto as part , that he knows the
contents thereof, and that is executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at Town of Steveston in the Province of
British Columbia, this 1st day of August
in the year of our Lord one thousand nine hundred and ~~thirty~~ thrity - three

seal

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA
To Wit:

I, of the
of , in the Province of British Columbia,
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by
the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part , and that of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at
in the Province of British Columbia, this
day of , 194

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.