

THE OFFICE OF THE ASSISTANT ATTORNEY GENERAL

OFFICE OF THE ATTORNEY GENERAL

13431

REAL ESTATE

FILE NO. 13481.6

OFFICE OF THE CUSTODIAN JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: MIGITA Mrs Toyo
HOME ADDRESS: 5195 Royal Oak Ave. New Westminster
REGISTRATION NUMBER: 11746 SEX: F AGE: 57
OCCUPATION: Housewife

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

EMPLOYER: Widow of War Veteran who died overseas
MARRIED? widow

NAME OF WIFE OR HUSBAND: ✓

ADDRESS OF WIFE OR HUSBAND: ✓

NAMES OF ANY LIVING CHILDREN: Tsutomu 2268

ADDRESS OF CHILDREN: same address

AGE OF CHILDREN: 30

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

1. LOCATION AND DESCRIPTION: 5195 Royal Oak Ave. New Westminster
1 acre. Description registered in Burnaby
Municipal Hall. If agent is to be appointed
will prefer to be made for property.

2. BUILDINGS AND OTHER IMPROVEMENTS:

House 5 rooms. Garage.
4 large chicken houses

3. INSURANCE (Give particulars; state where policies are) Amount unknown. Agent

4. TAXES (Amount and where payable)

1942 paid Aug 1942.57

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

E. S. Anthony 338 W. Pender St. Policy used he sent
to us.

6. OCCUPANCY AND LEASES (If vacant so state)

leased to Mr Greenless
on under negotiation. will write full particulars
to us.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *Head in possession of Mrs. Wright*
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *none*
9. IF FARM LAND STATE CROPS SOWN: *Wheat & Spring Wheat*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: *5195 Xinghe Gok and*

2. LANDLORD'S NAME AND ADDRESS: *self*

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

4. STATE WHEREABOUTS OF LEASE: *none to rent*

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

*of anything left, none
none a list to me*

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

none

CLAIM ON ANY SUCH PROPERTY

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

4. INSURANCE CARRIED ON ABOVE PROPERTY:

See Mr. F. S. Anthony 338 W. Pender

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF

OTHERS: *none*

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

none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

none

8. BANK ACCOUNTS:

none

9. LIFE INSURANCE:

none

10. INTEREST IN ANY ESTATES OR TRUSTS

none

11. SAFETY DEPOSIT BOX:

*none*LIABILITIES: *Kanower General Hospital \$94.⁰⁰*

1. PERSONAL DEBTS:

none

2. TRADE DEBTS:

none

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

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

Dated this *31* day of *Oct* 1942

(Signature)

*Mrs. T. Migita**Geo. W. K. Kain*
Witness

FOR DEPARTMENTAL USE

67.10
INFORMATION FROM R.C.M.P.

DATE Nov. 19/42

13431

MIGITA, Toyo (Mrs.)
(Surname in Block Letters)

No. 11746

Male - Female
(Check)

Age Mar. 30, 1884

Address Burnaby
5195 Royal Oak Ave., New Westminster, B. C.

dated Nov. 5/42

Naturalized - Canadian-Born - National
(Check)

Address Revelstoke, B. C.

Single

Name of Wife

nee

Name of Husband Kiyoji (Dec'd)

Other (TATSUMI) Maten

Name of Father DANOURA, Shintaro (In Japan)

Children under 16

B. McKim

Registered with Custodian

yes
(Yes or No)

Information Housewife. Owner of house & 1 acre at above address.

MEMORANDUM

EVACUATION SECTION
Rec'd JUN 21 1949
File No. 13 x 31
Ans. 6316391
TO OUR FILE NO.

TO Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg., Vancouver, B.C.

FROM THE

LAND REGISTRY OFFICE,
New Westminster, B.C.

June 20, 1949.

Re: Lot 1 Blk. 2 of the S¹ of Lot 7⁴ Gp. 1 Plan 1380

I am in receipt of your letter of the 15th inst. enclosing
Vacating Certificate in duplicate covering the above-
mentioned property.

Copy of the Vacating Certificate is enclosed herewith. Vesting
Certificate No. 25137 has been cancelled on our register.

GJ/gef

A.A. Milledge,
Registrar,
per:

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO. 1349

VACATING CERTIFICATE

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943), by his duly authorized and lawful Deputy, hereby vacates the Certificate of Vesting registered in the Land Registry Office for the Land Registration District of New Westminster at New Westminster in the Province of British Columbia, on the 11th day of December 1942 as No. 25337 and certifying that the interest of Toyo Nigita in Lot 1, Block 2, of the South half of Lot 74, Group 1, Map 1380, Municipality of Burnaby in the District of New Westminster is vested in the Custodian, and hereby relinquishes and releases any right which he the said Custodian may have in the said property by virtue of the Vesting in him of the interest of the said Toyo Nigita.

DATED at Vancouver, B.C. this 14th day of April A.D. 1949.

E. G. Shears
(E. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian.

13431

506 Royal Bank Building,
Vancouver, B.C.

22nd March, 1945.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Catalogue No. 460
5195 Royal Oak Avenue,
Burnaby, B.C.

On page 61 of my last Report reference was made to a property owned by a widow of a veteran, Toyo NIGITA. The term "veteran" was not strictly correct as Nigita was killed during the last war.

As mentioned in that report, there was some suggestion that Nigita had been posthumously awarded the Victoria Cross. Enquiries which we have made from the Reference Department of the Vancouver Daily Province do not indicate this.

The reason I am writing at the present time is for the following reasons:

The Advisory Committee's minimum price for the sale of this property is \$2,500.00. From time to time the following offers have been received:

28 Sept. 1943	Mr. Wm. Wolosuk	\$1,355.00
4 Oct. 1943	Mr. Sam Kalyk	1,200.00
4 Oct. 1943	Mr. & Mrs. Kirby	2,250.00
	Mr. A. Lagasse	1,400.00
18 May, 1944	Mr. J.J. Derhousow	700.00
6 July, 1944	Mr. J.J. Derhousow	1,000.00
19 July, 1944	Mr. W. Wolosuk	1,800.00

These people were all advised that no consideration would be given to offers of less than \$2,500.00 and apparently they were not interested as no replies were received.

G. F. McPherson, Esq.

We have now received an offer for the purchase of this property for \$2,625.00. The purchaser, however, requires to become the owner of this property in the next few days in order that he may be in a position under the present Rental Control Regulations to serve notice on the present tenant so that he can secure occupancy at the expiration of six months.

In the light of the valuation of this property and the previous offers which have been received, this appears to be a good sale and the Committee are prepared to ratify its acceptance.

I am taking the liberty of enclosing herein Transmission and Deed for signature by the Deputy Custodian so that if it is decided that this sale can be completed the documents can be immediately signed and returned by airmail and proper notice served on the tenant before the end of the month.

You will remember that there is still outstanding the question of the acceptance of the offer received on the Hoita property, where the owner is a Veteran of the last war, and it may be that while these cases are not identical, in view of the similarity, decision might be arrived at in both cases

Yours very truly,

F. G. Shears,
Director.

FGS/PMH
encl.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

Rec'd	APR 2 1945
File No.	1343/
Att.	W. B.
Forwarded	W. B.

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

March 29, 1945.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
338 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Shears:

Re: TOTO MIGHTA

I wired you yesterday as follows:

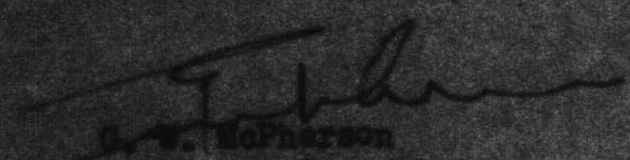
"Mighta and Migha offers to be rejected stop Custodian considers similar cases of veterans should be delayed writing".

The Deputy Custodian has discussed this matter with the Secretary of State who is of the opinion that outside of the sale of lands to the Director, Veterans Land Act, property belonging to veterans of the last war should not be sold at the present time.

Will you please, therefore, return the bids and endeavour to make the properties coming within this category self-sustaining.

I am returning herewith the documents forwarded with your letter of March 22nd.

Yours very truly,


G. W. McPherson
Executive Assistant

GMM:2/TC.

13431

June 15th, 1949.

REGISTERED MAIL

Mr. William Greenless,
5195 Royal Oak Avenue,
Burnaby, B. C.

Dear Sir:

Re: 5195 Royal Oak Avenue, Burnaby,
B. C.

This is to inform you that the Custodian is today filing with the Land Registry Office a Certificate vacating his interest in the above described property.

We have received rental payment from you up to the end of May 1949, and as far as the Custodian is aware it will now be in order for you to remit all future rents direct to the registered owner, Mrs. Toyo MURATA, whose present address is P.O. Box 246, Newalstake, B. C.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/s/
cc - Mrs. Toyo MURATA.

BAIRD & BAIRD
BARRISTERS AND SOLICITORS

JOHN E. BAIRD

404 PACIFIC BUILDING

VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	OCT 18 1943
File No.	13431
Ass.	AGM
Ref'd	McArthur
OCT 23 1943	

October 15th. 1943.

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

bat No 460.

Dear Sir:-

Re: Lot 1, Block 2, S $\frac{1}{2}$ D.L. 74,
Group 1, N.W.D.
5195 Royal Oak Ave. Burnaby
Your file 13431

I am enclosing herewith further cheque
for \$19.00 being the rent received from the above prop-
erty less \$1.00 commission.

As requested by 'phone I am enclosing
herewith fire insurance policy No. 228310 for \$1500.00
expiring May 13th. 1944, Ensign Insurance Company.

There have been a number of inquiries
made at my office regarding the above property. I have
given letters to all who applied authorizing their in-
spection and I understand there have been a number of
tenders made. According to the announcement the tenders
have now been closed.

For your guidance I am enclosing a
statement furnished me by Mrs. Migita as to the moneys
which she expended in and about this property which should
be taken into consideration, before acceptance of any
tender which you may have received. If you will refer
to your file No. 13431 you will see it is on record that
Mrs. Migita's husband was killed while fighting with the
Canadian forces in 1917. She is one of the few Japanese
who has been granted naturalization, her certificate hav-
ing been granted I believe in 1934. I have acted for Mrs.
Migita for nearly 20 years and believe her to be a good
citizen. Under these circumstances I am asking that her
position be given special consideration before accepting
any tenders. If you should consider otherwise I would
appreciate if you would grant me an interview at a time
convenient to you so that I can state the facts more fully.
Alternatively I shall be glad if you will advise me as to
whether or not all tenders are being refused. I would
particularly refer to your letter to me of the 23rd.
of June last.

JEB-B.

yours truly,

John E. Baird

*23/10/43.
Have this
in front of me
already has a note
in the second column
back of the
envelope
JEB*

*Receipt sent
4/11*

*1
2
3*

13431

August 14th, 1944

The Advisory Committee on
Japanese Properties in Greater Vancouver,
315 Royal Bank Building,
Vancouver, B.C.

Re: Catalogue No. 460
3191 Royal Oak Avenue, Burnaby

Dear Sirs:

Your letter of July 26th advises that it is the opinion of the Committee that a third valuation should be made on this particular property. We have now received a valuation from Mr. F. G. Moore of Pemberton, of \$1800.00, copy of his appraisal is attached.

This means we have had the following appraisals:

J. F. Dorgan	\$3675.00
Mr. Coulthard	2415.00
F. G. Moore	1800.00

Previously your Committee's price was \$2500.00.

As you are aware, we have had several offers on this property, none of which have been acceptable. Your further advice would be appreciated.

Yours truly,

F. G. Shears,
Director.

FOS/MSG
encl.

22nd March, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 13431

NAME: Toyo Higita

CATALOGUE NO: 460

RE: 5195 Royal Oak Avenue, Burnaby, B.C.
- Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 1, Block 2 of the South
half of Lot 74, Group 1, Map
1380, Municipality of Burnaby in
the District of New Westminster.

Encumbrances: None

Taxes: 1944 taxes paid - no arrears or
consolidation.

Vested: 25137

VALUATION BY APPRAISER:

Valuation fixed by Committee
at \$2500.00

AMOUNT OF BID:

\$2625.00

APPROVED BY COMMITTEE:

March 21st, 1945.

AMOUNT RECEIVED BY CUSTODIAN:

\$2500.00 - balance of \$125.00
to be paid prior to delivery
of Deed.

NAME OF PURCHASER:

Daniel Kneale

K.W. WRIGHT

KWR/DG
Attache

File 12431

November 1, 1944.

~~CONFIDENTIAL~~

For Major Reelster.

From A. G. Reelster.

Re: File 12431,
Togo Nigita.

According to your memorandum of June 1, 1943, the judgment claim of the Vancouver General Hospital has been satisfied. I write from copy of Certificate of Satisfaction dated December 15, 1943 that this judgment is registered against the real property belonging to Togo Nigita. May be that you have already arranged for filing a Satisfaction Piece but if not this should be attended to in order to remove this cloud from this title.

Would you please be good enough to see me in this connection, and return the file to me as it is a case I wish to refer to Mr. Moore.

A. G. Reelster.

ALB:ad

File No. 13431

March 14th 1945.

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. W. J. Johnston

Re: Catalogue No. 460
5195 Royal Oak Avenue,
Burnaby, B. C.
Lot 1/2/84 74. Dwelling
(Mrs) Toyo NIGITA

The above mentioned property is rented unfurnished to Mr. William Greenlees on a month-to-month basis at \$20.00 monthly.

A Lease dated November 2nd 1942, was made between Mrs. Nigita and Mr. Greenlees for the term of one year from that date. Subsequent tenancy was to be on a month-to-month basis subject to covenants and conditions of Lease as applicable to a monthly tenancy.

There is a Judgment registered against this property as follows:
"No. 9353 filed 27th March 1942. The Vancouver General Hospital vs. Mrs. Toyo NIGITA for the sum of \$123.40 (Renewal)." This Judgment has been settled in full and a Satisfaction Piece is being filed today.

I am attaching hereto a Real Property Memorandum and the original Certificate of Encumbrance. I am writing for a 1945 Tax Certificate today.

W. J. Johnston

WJJ/HMS

Date.. March 14, 1945..

REAL PROPERTY MEMORANDUM

File No. 13431

Name.. (Mrs) Toyo MIGITA..... Registration No. 11746..

Re: Catalogue No. 460

Address: 5195 Royal Oak Avenue, Burnaby, B. C.

Legal Description: Lot 1/2/8 74. Dwelling.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 106776-E

(1) Owner's possession
JP Form Oct. 31/42.
Whereabouts: (2) L.R.O. New Westminster
Search Dec. 1/42.
Reg. No. 11746

Registered owner: Toyo MIGITA

Property: Lot 1, Block 2 of the South half of Lot 74, Group 1,
Map 1380, Municipality of Burnaby in the District of
New Westminster.

B. Charges.

Registered: Judgment: No. 9353 filed 27th March 1942. The
Vancouver General Hospital vs. Mrs. Toyo MIGITA
for the sum of \$123.40 (Renewal). This Judgment
has been settled in full and a Satisfaction Piece
is being filed today by Mr. J. E. Baird, Solicitor
for Mrs. MIGITA.

Vesting: In Custodian. Filing No. 25137 (Dec. 11/42)

Unregistered: No evidence found.

Taxes: \$56.53 (net) 1944. Pd. to Dec. 31, 1944. Arrears: Nil

Water: \$7.00 (net) semi-annually. Pd. for 6 mos. ending June 30/45.

Insurance: \$1,000.00 on dwelling. Expiry date, May 13, 1947.
800.00 on chicken house. " " " "
200.00 on garage. " " " "

Assessed Value: Land: \$585.00

Improvements: \$1,000.00

\$3,675.00 Dorgan.

Valuation

Valuation by Appraiser: \$2,415.00 Coulthard.

Approved by Committee at

\$1,800.00 Moore.

\$2,500.00.

Amount of Bid: ~~\$2,500.00~~ 2625.00

Approved by Advisory Committee: Mar 2, 1945

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Rented unfurnished to Mr. Wm. Greenlees on a month-to-month
basis at \$20.00 monthly. A Lease dated Nov. 2/42 was made between

Mrs. Migita and Mr. Greenlees for the term of one year from that date. Subsequent ten-
ancy was to be on a month-to-month basis subject to covenants and conditions of
lease as applicable. Leasehold: (State period, consideration & unusual clauses and whether
to a monthly tenancy. including or excluding furniture or equipment)

Memorandum compiled by:

Chattels: Particulars of those stored on the premises,

Nil

Named Agent:

W. J. Johnston
Administration Department.

March 18, 1949.

MEMORANDUM

TO: Mr. F.G. Shears
FROM: Mr. W.J. Johnston

Re: Lot 1, Block 2 of the South half of Lot 74, Group 1, Map 1380
Municipality of Burnaby in the District of New Westminster.

and

Mrs. Ioro NIGITA, Registered Owner.

Property Location: 5195 Royal Oak Avenue, Burnaby, B.C., near junction of Grandview
Highway and Royal Oak Avenue, Burnaby.

Assessments: 1944 and 1945

Land	\$ 585.00
Improvements (House and 5 other buildings)	1000.00

Reason for Remaining Unsold:

Offers to purchase the above property, ranging from \$700.00 to \$1500.00 were received by us, but were refused as the Advisory Committee held to the proposed minimum of \$2900.00.

On March 22, 1945, we received an offer of \$2625.00 and, as the purchaser required the property in a few days in order to be in a preferred position under the Rental Control Regulations, we wrote immediately and enclosed Deed and Transmission for signature by the Deputy Custodian.

We pointed out in our accompanying letter dated March 22, 1945, that Mrs. Nigita was the Widow of a soldier who was killed in the War of 1914-1918, but that the Committee was prepared to ratify acceptance of the offer.

The above-mentioned documents were returned, however, with letter dated March 29, 1945, which reads as follows:

"I wired you yesterday as follows:

"Naita and Nigita offers to be rejected stop Custodian considers similar cases of veterans should be delayed writing."

The Deputy Custodian has discussed this matter with the Secretary of State who is of the opinion that outside of the sale of lands to the Director, Veterans Land Act, property belonging to veterans of the last war should not be sold at the present time.

Will you please, therefore, return the bids and endeavour to make the properties coming within this category self-sustaining.

I am returning herewith the documents forwarded with your letter of March 22nd."

No further action has been taken regarding this property, apart from usual administration.

Mrs. Nigita leased the premises to Mr. William Greenless, on Nov. 2, 1942, before evacuation, and he is still the occupant.

Other References:

1. Mr. John E. Baird's letter dated June 16, 1943.
2. Mr. John E. Baird's letter dated October 15, 1943, with statement of property values submitted by Mrs. Nigita.

.....
W.J. Johnston.

13431

November 15, 1943.

Messrs. Baird & Baird,
Barristers & Solicitors,
404 Pacific Building,
Vancouver, B. C.

Dear Sirs:

Re: Toyo HIGITA (Mrs. Tsutomu)
Registration No. 11746, and
5195 Royal Oak Ave., Burnaby.

With reference to the last paragraph of your letter of October 15th relative to the above, we have to advise you that several tenders were received in reply to the advertisement for sale. None of these however, even approached the valuation of \$3600.00 placed upon this property by our appraiser and the Custodian will not for the present entertain any offer for less than this price.

Regarding your request that special consideration be given the case of your client, it is the desire of the Custodian that all persons of the Japanese race should be dealt with in the same manner as far as possible. At the same time it is hoped that no one individual will suffer any undue hardship by reason of the liquidation and having taken into consideration the unusual opportunities for sale at the present time we believe that none will be felt.

We trust that your client having become accustomed to the idea of separation from the protected area will find herself satisfied with the proceeds from her property which she will ultimately receive.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

843 S. Georgia Street,
Vancouver, B.C.,
July 19, 1944.

Department of the Secretary of State Office of the Custodian,
Japanese Evacuation Section,
606 Royal Bank Building,
Hastings and Grenville
Vancouver, B.C.

Rec'd	JUL 19 1944
File No.	13-31
Ans.	<i>Phut</i>
Referred	<i>Hansen</i>

Dear Sir:

Re: Catalogue No. 400
6196 Oak Avenue,
Burnaby, B.C.

I have received your letter in which you have given me information leading to the new price of the property in Burnaby. I have been up to see the property a few days ago and I still think that the price is too high. This is just my opinion.

The house is in very bad condition. While the building in which the chicken feed was kept is being used as a horse stable and the sides have been broken out. Since the floor of the building is very light and if they keep horses there any longer, it will surely cave in. The chicken houses are not so bad.

On some of the fruit trees, the tenants have peeled the bark off while some of the raspberry bushes have been cut while part of them have been dug out altogether and the rest of them haven't been taken care of at all. Parts of the fence have been broken too.

The price that I am naming for the property is not more than \$1800.00. If you are willing to sell for the above price please let us know as soon as possible.

Yours truly,
W. Wolosuk
Mr. Wm. Wolosuk.

*3675 Arty
2415 Cash
120*

REED, PHIPPS & DAVIES REALTY CO., LTD.

TELEPHONE
MARINE 1248
INSURANCE-REAL ESTATE
839 WEST HASTINGS ST.
Vancouver, Canada

Rec'd	FEB 20 1945
File No.	13431
Ans.	
Referred	Hanson

February 20th, 1945.

The Official Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir: Re: Cat. No. 460

We are authorized by Mr. Wm. Lee to offer the sum of \$2500.00 for the property coming under the above Cat. No. 460, legally described as Lot 1, Block 2, S. 1/2 D.L. 74, known as 5195 Royal Oak Ave., Burnaby. Our cheque for \$250.00 is enclosed herewith.

Some time ago we made an offer on this property but which was not approved. In negotiating with Mr. Lee for the purchase of this place we quoted him a price of \$2500.00. However, he cannot see his way clear to come up to this. There is no denying that the small dwelling is practically useless as it now stands, and will take a considerable sum to make it habitable. The buildings are in fair shape, but the fact of the tenant using them for stabling horses, when they were originally intended for chickens, has not improved them.

In our opinion the price of \$2500.00 is a fair one and we would recommend it to your usual kind and serious consideration.

Yours very truly,

REED, PHIPPS & DAVIES REALTY CO. LTD.

L.R. Johnson
L.R. Johnson.

LRJ/MT
enc.

*Proffers \$2500.00
1/22/45*

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 5421

H.A. Roberts Ltd.

833 WEST PENDER STREET
VANCOUVER, B.C.

PLEASE ADDRESS ALL CORRESPONDENCE
TO THE COMPANY AND NOT TO INDIVIDUALS

Rec'd	MAR 19 1945
File No.	134315
Ans.	<i>Shut</i>
Replied	

March 19, 1945.

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

Car 460

Attention Mr. Johnston

Dear Sir: Re: Lot 1, Block 2, 3 $\frac{1}{2}$ Lot 74, Group 1,
Map 1389; 5195 Royal Avenue, Burnaby,
Approximately 1 $\frac{1}{2}$ acres.

Please find enclosed our cheque for \$261.00
being one-tenth of the amount of the offer to purchase
the above noted property, which we submit herewith.

The prospective purchaser is Mary Berenzinski
and William Berenzinski (painter) of 322 Jackson Avenue.

We will appreciate your promptness in dealing
with the above.

Yours truly,

H. A. ROBERTS LIMITED

Geo. Panten
Geo. Panten

DW

Encl.

REED, PHIPPS & DAVIES REALTY CO., LTD.

TELEPHONE
MARINE 1245
INSURANCE-REAL ESTATE

839 WEST HASTINGS ST.
Vancouver, Canada

Rec'd	MAR 19 1945
File No.	13431
Ans.	
Replied	

March 19th, 1945.

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

Dear Sir:

Attention Mr. Peters.

Re: Your Cat. No. 46Q.

✓ We enclose herewith a cheque of Daniel Kneale for \$2500.00 being payment in full with his offer to purchase this property listed under Cat. No. above and legally described as Lot 1 of Block 2 South half, District Lot 74, Municipality of Burnaby.

Mr. Kneale's full name is Daniel Kneale, contractor, residing at 2620 Sperling Avenue, Burnaby.

Yours very truly,

REED, PHIPPS & DAVIES REALTY CO. LTD.

L.R. Johnson
L.R. Johnson. *per R.T.*

LRJ/MT
enc.

PROPERTIES SUSPENSE ACCOUNT

File No. 11431

March 17th 1943.

MEMORANDUM

TO: Mr. I. Macpherson

FROM: Mr. W. J. Johnston

Re: Catalogue No. 460
1195 Royal Oak Avenue,
Burnaby, B. C.
Lot 1/2/80 74.
Mrs. Toyo MIOITA

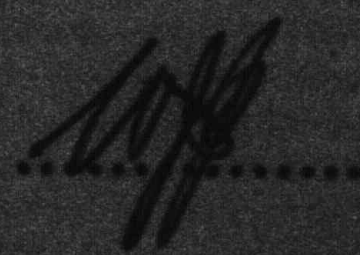
The Certificate of Encumbrance on file shows the following Judgment registered against the above-mentioned property:

"No. 9353 filed 27th March 1942. The Vancouver General Hospital vs. Mrs. Toyo MIOITA for the sum of \$123.40 (Renewal)."

This Judgment has been satisfied and Mr. John E. Baird, Barrister and Solicitor, acting for Mrs. MIOITA and at our request, has prepared a Release of Judgment and forwarded same together with an application to file in the Land Registry Office in New Westminster.

Kindly, therefore, have Mr. Edmonds obtain a new Certificate of Encumbrance in connection with this property.

Thanking you for your attention to this matter.



WJ3/1943

File No. 13431.
Catalogue No. 460.

March 22nd, 1945.

MEMORANDUM

TO: Mr. E. W. Wright
FROM: Mr. D. A. Grant

Yogo NIJITA - Reg. No. 11746
Hem. of Burnaby
Lot 1, Blk. 2 of the S. 1/2 of
Lot 74, Qp. 1, Map 1380,
D.N.W. Certificate of Vesting
No. 25177.

We attach herewith the following documents in connection
with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... DANIEL KENNEL.
4. Memorandum from Administration Department dated
March 22nd, 1945.
5. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 106776-B, is believed
to be in the Land Registry Office.

Please have the above documents forwarded to Ottawa, BY AIR
MAIL, for signatures.

D. A. Grant

DAC:JB
Atch.

- COPY -

THIS INDENTURE

made in duplicate the Second day of November in the year of our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORMS OF LEASES ACT"

BETWEEN:

TOYO MIGITA

of 5195 Royal Oak Avenue, in the Municipality of Burnaby, Province of British Columbia, Widow,

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

WILLIAM GREENLEES

of 3414 Clydesdale Avenue, in the Municipality of Burnaby, Province of British Columbia, Roofer,

hereinafter called the "lessee" of the SECOND PART;

WITNESSETH, that the said lessor doth demise unto the said lessee, his executors, administrators and assigns, ALL AND SINGULAR that certain parcel or trace of land and premises, situate, lying and being in the Municipality of Burnaby of in the Province of British Columbia, more particularly known and described as follows:-

Lot one (1) Block Two (2) South half of District Lot Seventy-four (74) Group one (1) New Westminster District, according to a registered map or plan deposited in the Land Registry Office at the City of New Westminster and numbered 1380 also known as 5195 Royal Oak Avenue, Mun. of Burnaby.

From the Second day of November one thousand nine hundred and forty-two for the term of twelve months thence ensuing.

YIELDING therefor during the said term the rent of Two Hundred and Forty dollars (\$240.00) of lawful money of Canada, payable on the following days and times, that is to say:

The sum of \$20.00 on the execution of this lease and the further sum of \$20.00 on the 2nd day of each and every month during the term of this lease

THAT the said lessee covenants with the said lessor to pay rent; AND to pay rates, 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. THAT the said lessee will not use premises as a shop. AND will not assign without leave. And will not sub-let 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.

WHEREAS the Lessor has been notified to remove from the Coastal area where the within lands are situated and although a Japanese by birth is naturalized by the Secretary of State for the Dominion of Canada and is also in receipt of a war widow's pension from the Government of Canada. This lease is therefore made subject to the approval of the Soldier Settlement Board.

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.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the lessee or if the lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

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

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

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

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness "John E. Baird"
Street Address
City or Town Vancouver, B.C.
Occupation of Witness Solicitor

"Mrs. Toyo Migita"

"William Greenlees"

BAIRD & BAIRD
BARRISTERS AND SOLICITORS

JOHN E. BAIRD

EVACUATION SECTION	
MAR 10 1944	
Rec'd	
File No.	13431
Ans.	W. J. Baird
Referred	Johnston

TELEPHONE - PACIFIC 6021

404 PACIFIC BUILDING

VANCOUVER, B.C.

March 9th. 1944.

out to you

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

Attention - Mr. Johnston

Dear Sir:-

Re: 5195 Royal Oak Ave.
Mrs. Toyo Migita

The tenant of the above property, Mr. Greenlees is now in my office. He tells me that he was in touch with you yesterday in regard to the septic tank. He states that the tank is now full and is seeping back into the basement. It would appear that this should be attended to at once. I have made inquiry from Mr. Greenlees as to the cost and method of putting the tank in order. He is of the opinion that it would be very expensive to take out the old tank and replace it. It is only about four feet from the building - the by-law calls for the tank to be placed at ten feet. His suggestion is that a new tank be put in ten feet from the building to conform with the by-law, and cover the old tank up.

I have made inquiry as to what he thinks the new tank would cost. His estimate is that the lumber sections would cost \$12.00, the piping and connections would run at approximately \$1.00 a foot or \$10.00. On top of this there will be the labor of digging the hole, for putting in the new tank, disconnecting the old tank and making new connections. In his opinion the work and material would cost approximately \$60.00.

From what Mr. Greenlees tells me this work should be done this spring. I am prepared to discuss it further with you and will await your instructions.

Yours truly,

John E. Baird

JEB-B.

*Mar. 11/44... Phone conversation with Mr. Baird...
he agreed to obtain estimates at once.*

Mar. 21 - phoned Baird - said "his man" going out today. W.J.B.

13431

March 7th, 1944.

Messrs. Baird and Baird,
404 Pacific Building,
VANCOUVER, B. C.

Dear Sirs:

Re: 5195 Royal Oak Ave.
Toyo NIGITA

With further reference to your letter of the 17th ultimo we wish to state that Mr. William Greenlees, the tenant of the above-mentioned property, telephoned this office a few days ago regarding the roof and the septic tank of these premises and we advised him that we were awaiting advice from you.

We believe that you should proceed with an inspection of this property and obtain an estimate of the cost of the necessary repairs as mentioned by Mr. Greenlees.

Your firm has been appointed agent for this property and same is under your control. You are, therefore, required to provide this office with reports and estimates as may be found necessary from time to time, as this office does not have the facilities for obtaining same.

Kindly give this matter your earliest attention, and oblige

Yours truly,

W. J. Johnston,
Administration Department

WJJ/HMS

13431

August 29th, 1944.

Mr. William Greenlees,
5195 Royal Oak Avenue,
Burnaby, B. C.

Dear Sir:

Re: Toyo WIGITA

We are in receipt of your letter of the 26th instant enclosing the accounts of Messrs. Giroday and Company and Kydd Brothers Limited for \$58.05 and \$1.80 respectively, which expense was incurred in purchasing shingles, stripping and nails for reshingling the dwelling which you presently occupy. We are accordingly enclosing herewith our cheque in your favor for the sum of \$59.85 as we note that you have already paid said accounts.

Regarding payment to you of the sum of \$25.00 for doing the work involved we have arranged with our agent Messrs. Baird and Baird to make a refund to you on your rental to cover this amount, which we trust meets with your approval.

Kindly acknowledge receipt of our cheque, and oblige

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

13431

October 12th, 1944.

Mrs. Toyo MIGHTA,
Registration No. 11746,
P.O. Box 248,
Revelstoke, B. C.

Dear Madam:

Re: 5195 Royal Oak Avenue
New Westminster, B. C.

We are in receipt of your letter of the 5th instant and regret having to advise you that we are not in a position to forward any monies to you at the present time.

It was necessary, in order to protect the dwelling on your property, to reshingle the roof at a cost of \$84.85 and as the septic tank was in an unsanitary condition we had same repaired at a cost of \$22.90. We also paid 1944 taxes amounting to \$56.53 leaving a balance in your account of \$24.12 which we require for incidental expenses. We are preparing a statement of your account and will forward same to you as soon as possible.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

13491

February 14th, 1945.

Mrs. Toyo MIGITA,
Registration No. 11746,
P.O. Box 248,
Revelstoke, B. C.

Dear Madam:

We are in receipt of your undated letter and in accordance with your request we wish to advise you that the following expenses were incurred in connection with the maintenance of your property:

- | | |
|---|--------|
| (1) May 12th, 1944, cleaning and repairing Septic Tank.----- | 222.90 |
| (2) August 31st, 1944, shingles, nails etc. for reshingling roof.----- | 59.85 |
| (3) November 10th, 1944, paid for labor in connection with reshingling roof.----- | 25.00 |

We are also enclosing herewith a copy of your account with the Custodian from August 31st, 1944, for your information.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

13431

2nd April, 1945.

Messrs. Reed, Phipps & Davies Realty Co., Ltd.,
839 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 460
5195 Royal Oak Ave.,
Burnaby, B.C.

With reference to your offer to purchase the above property for the sum of \$2,625.00 on behalf of your client, Mr. Daniel Kneale,

As arranged with you we prepared the necessary documents and forwarded them to Ottawa for signature. It was necessary for us, however, to point out to them that this particular property was owned by a widow of a Japanese who was killed in the last war and I have now been advised by Ottawa that for the time being at least, no sale of this property can be made.

I regret therefore that it is necessary for us to return the amount received as follows:

\$2,500.00 from Mr. Daniel Kneale
\$125.00 from yourselves.

Yours truly,

F. G. Shears,
Director.

FGS/PME

encl.

13431

April 5th 1945.

Mrs. Toyo MIGITA,
Registration No. 11746,
P.O. Box 248,
Revelstoke, B. C.

Dear Madam:

Re: 5195 Royal Oak Avenue
Lot 1/2/74 S $\frac{1}{2}$ /1380
Burnaby, B. C.

In connection with the Judgment registered against your property at the above-mentioned address and which was settled some time ago, we requested Baird and Baird, Solicitors, to prepare and file a Release at the Land Registry Office in the City of New Westminster.

Mr. J. E. Baird has attended to this matter and has rendered his account to us, a copy of which we enclose herewith, and we wish to advise you that we have forwarded him our cheque for \$7.00 in payment. After deducting this amount from your account you have a credit balance of \$42.12.

Trusting the above meets with your approval, we remain,

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

13431 ✓

March 23rd, 1946.

Messrs. Baird & Baird,
404 Pacific Building,
Vancouver, B.C.

Dear Sirs:

Re: Mrs. Toyo MIGITA
5195 Royal Oak Avenue,
Burnaby, B. C.

We are in receipt of your letter of the 21st instant enclosing Rental Statement and remittance for which we thank you. We attach hereto our formal receipt.

We note that contrary to information we had received Mr. Greenless has no intention of vacating these premises, and we will inform the inquirer accordingly.

We note the allowance made to the tenant for the purchase of wall paper, etc., with which Mr. Greenless redecorated the interior of the house and this appears to be a very satisfactory arrangement.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 1

13431

June 17th, 1946

Mrs. Toyo MIGHTA,
Reg. No. 11746,
P. O. Box 248,
Revelstoke, B. C.

Dear Madam: Re: 5195 Royal Oak Avenue, Burnaby, B.C.

We have for acknowledgement your letter of June 12th and enclose our cheque in the sum of \$150.00 from funds standing to your credit with the Custodian. This leaves a present credit balance in your account of \$52.10.

We are holding the above-mentioned balance in order that we may be in a position to pay 1946 Taxes on the above property which are due and payable on August 1st, and also the Water Rates for the latter half of 1946.

A statement of your account with the Custodian is enclosed herewith.

Yours truly,

A. G. McArthur,
Administration Department

/ER
Enc. 2
Reg'd.

13431

October 18th, 1944.

Mrs. Toyo MIGITA,
Registration No. 11746,
P.O. Box 248,
Revelstoke, B. C.

Dear Madam:

We are enclosing herewith a statement of your account with the Custodian as it appears on our books and you will note that you have a credit balance of \$24.12.

We have not yet received the rent for the month of October from Mr. Baird but in any case we will require these funds to pay the account of \$25.00 for labor in connection with reshingling the dwelling on your property. As stated in our letter of the 12th instant we will forward you a remittance as soon as we are able to do so.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

WIGITA, Mrs. Toyo

File No. 13431
Reg. No. 11746

<u>Date</u>	<u>Particulars</u>	<u>Dr.</u>	<u>Cr.</u>	<u>Balance</u>
<u>1942</u>				
Nov. 14	Rents Collected Commission	1.00	20.00	
Dec. 4	Rents Collected Commission	1.00	20.00	
<u>1943</u>				
Jan. 11	Rents Collected Commission	1.00	20.00	
Jan. 16	Certificates of Encumbrance - See Westminster	1.00		
Feb. 5	Rents Collected Commission	1.00	20.00	
Mar. 8	Rents Collected Commission	1.00	20.00	
Apr. 8	Rents Collected Commission	1.00	20.00	
May 13	Rents Collected Commission	1.00	20.00	
June 1	Buckerfields-2-500 Chick Snyder Electric Brooders Buckerfields-Balance at Credit of Account		60.00 1.70	
June 8	Vancouver General Hospital-Settlement of Claim	75.00		
June 15	Rents Collected Commission	1.00	20.00	
June 16	T. Wights-Maintenance	100.00 164.00		
			221.70	37.70

Mrs. TOYO MIGHTA

File No. 13431
Reg. No. 11746

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 June 16	Balance brought forward			
July 31	Rents collected Commission		\$ 37.70	
August 18	Cx 4764 - 1943 taxes	1.00		20.00
August 27	Cx 4764 - returned taxes paid by evacuee	44.22		
September 1	Cx 4959 - Mrs. T. MIGHTA		44.22	
September 13	Rents collected Commission	35.00		
October 21	Rents collected Commission	2.00	40.00	
November 17	Cx 6279 - appraisal fee Oct # 460 Cx 6283 - Mrs. T. MIGHTA	1.00 11.80 25.00	20.00	
November 26	Rents collected Commission			
December 29	Cx 7088 - Mrs. T. MIGHTA	1.00	20.00	
1944 January 20	Rents collected Commission	25.00		
January 21	Cx 7713 - Baird & Baird - payment of account	2.00	40.00	
February 22	Rents collected Commission	25.00		
March 18	Rents collected Commission	1.00	20.00	
May 12	Rents collected Commission Repairs & Maintenance	1.00 2.00 22.90	20.00 40.00	
May 26	Cx - B. S. Thompson - insurance premium			
July 5	Rents collected	21.00		40.00

File 13431

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 July 5	Commission			
July 12	Ck 994 - District of Burnaby - 1944 taxes	\$ 2.00		
August 15	Rents collected Commission	56.53		
August 18				
	Ck 1567 - Valuation fee - Cat # 460	2.00	40.00	
	Advertising Cat # 460	7.50		
	Ck 1757 - Valuation fee - Cat # 460	4.00		
		5.00		
August 31	Ck 1902 - Mrs. Greenlees - material for reshingling Royal Oak Ave.	59.85		
				CR \$ 24.12

File No. 13631
Reg. No. 11746

Mrs. Tony Motta

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 August 31	Balance brought forward	\$	\$ 26.12	
November 10	Rents collected	2.00		40.00
	Commission	25.00		
	Repairs & Maintenance	7.00		
	Sundry			
December 13	Rents collected		20.00	
	Commission	1.00		
1945 January 18	Rents collected		20.00	
	Commission	1.00		
	Sundry	7.00		
January 25	Cheque - Mrs. T. Motta	50.00		

CR \$ 11.12

File No. 13431
Reg. No. 11749

TORO MIGHTA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 January 25	Balance as per statement sent	\$	\$ 11.12	
February 15	Rents collected Commission	1.00	20.00	
March 20	Rents collected Commission	1.00	20.00	
March 28	Payment on account of judgment against property	7.00		
April 13	Certificate of Encumbrance	1.00		
April 21	Rents collected less commission	1.00	20.00	
May 16	Rents collected less commission	1.00	20.00	
June 27	Rents collected less commission	1.00	20.00	
July 11	1945 taxes	57.02		
July 18	Rents collected less commission Sundry	1.00 7.00	20.00	
August 30	Rents collected less commission	1.00	20.00	
September 22	Rents collected less commission	1.00	20.00	
October 29	Rents collected less commission	1.00	20.00	
December 22	Rents collected less commission	2.00	40.00	
1946 March 22	Rents collected less commission Repairs & Maintenance Sundry	3.00 15.00 7.00	60.00	
April 29	Rents collected less commission	1.00	20.00	
June 18	Cheque to you	150.00		
		\$ 259.02	\$ 311.12	

CR \$ 52.10

13431

January 21, 1947.

Mrs. Toyo NIGITA,
Registration No. 11746,
P. O. Box 248,
Revalstoke, B. C.

Dear Madam:

We wish to acknowledge receipt of a letter from your son, Mr. Jim Nigita, enclosing statement of account for \$75.00 from Mr. John E. Baird, covering services rendered by him from 1942 to 1946.

We communicated with Mr. Baird regarding this matter and advised him that his previous bill for \$25.00 covered services from November 1942, to January 7, 1944, and it would, therefore, be necessary for him to render his statement from the last-mentioned date to January 7, 1947. We also requested him to have his statement approved by you personally as the property is in your name and rentals are credited to your account.

We are now in receipt of Mr. Baird's statement as requested by us and note that it has been signed by you. We are, accordingly, forwarding our cheque today to Mr. Baird for the sum of \$25.00, in partial payment of his bill as we do not have sufficient funds on hand to make full payment.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

1343

June 17, 1947.

Mrs. Toyo HIGITA,
Registration No. 11746,
P. O. Box 248,
Revelstoke, B. C.

Dear Madam:

Re: 5195 Royal Oak Avenue,
Burnaby, B. C.

We wish to advise you that Taxes on your property at the above-mentioned address should be paid by August 1st 1947, to avoid payment of penalty.

1947 Taxes on said property amount to \$62.92, as per Tax Statement attached, and we would appreciate your advising us by return mail whether you wish to pay the above amount direct or from your account in this Office.

Your credit balance at the present time amounts to \$61.70 and a further payment of \$20.00 is due this month from Mr. Greenlees.

For your information we wish to advise you that we have paid \$50.00 to Mr. J. E. Baird on account of his bill for services rendered to you and this leaves a balance of \$25.00 to be paid in this connection.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/IMS
Enc. (1)

13431

June 28, 1947.

Mrs. Toyo MEGITA,
Registration No. 11746,
P. O. Box 248,
Revelstoke, B. C.

Dear Madam:

Res: 5195 Royal Oak Avenue,
Burnaby, B. C.

We are in receipt of your letter of the 22nd instant and in accordance with your request we have forwarded to the Corporation of the District of Burnaby our cheque for the sum of \$62.92, being payment in full of 1947 Taxes on the above-mentioned property. Please find enclosed herewith copy of our letter to the Corporation of the District of Burnaby.

We also wish to advise you that we have paid \$25.00 to Mr. J. E. Baird being final payment of his account amounting to \$75.00 for services rendered to you from January 7, 1944, to January 7, 1947.

After deducting the above amount from your account you have a credit balance of \$13.78 remaining with the Custodian.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

WJJ/HMS
Enc. (1)

13431

October 2, 1947.

Mrs. Toyo MIGHTA,
Registration No. 11746,
P. O. Box 248,
Revelstoke, B. C.

Dear Madam:

Res 5195 Royal Oak Avenue,
Burnaby, B. C.

We wish to advise you at this time that the septic tank at the above address became in an unsanitary condition last Spring and during the month of June we obtained the services of Mr. E. Snow to repair same.

Mr. Snow put in a new rock pit, relaying with new tile and lumber at a cost of \$12.00 for labour and material. His account as stated, was only handed into this Office on September 16th and, therefore, was not paid until that late date. After deducting the above amount from your account you have a credit balance of \$33.78.

We also wish to advise you that Mr. Greenless is paying his rent regularly into this Office on the first Saturday of each month.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/EMS

13431

2nd April, 1949.

REGISTERED

Mrs. Togo NIGITA,
Regn. No. 11746,
Box 248,
Revelstoke, B.C.

Dear Madam

Re: Lot 1, Block 2 of the South half of Lot 7A,
Group 1, Map 1380, Municipality of Burnaby,
District of New Westminster, known as
5191 Royal Oak Avenue, Burnaby, B.C.

As you are doubtless aware, the Order-in-Council which prohibited persons of the Japanese race from entering the Protected Area of British Columbia without permit has been revoked, such revocation being effective April 1.

Our records indicate that the above property is registered in your name. During the past few years this property has been vested in and subject to the control of the Custodian. This letter is to advise you that as of May 15, 1949, the Custodian intends to file a Vacating Certificate with the Registrar of Lands and thereafter the responsibility for administering this property will revert to you, as owner.

For your information, the arrangements existing at the present time are as follows:

The premises are rented unfurnished to Mr. William Greenless on a month-to-month basis at \$20.00 monthly. A Lease dated November 2, 1942, made between you and Mr. Greenless, stipulated his tenancy was to be on a monthly basis after a term of one year had expired, but that his tenancy would be subject to the covenants and conditions of the Lease.

Mr. Greenless has paid his rent to April 30, 1949. He is making rental payments direct to this Office.

Water Rates for the six-month period ending June 30, 1949, amounting to \$8.00, have been paid by us from your Trust Account.

Annual taxes for the year ending December 31, 1948, amounting to \$62.92, have been paid by us from your Trust Account. Current taxes are payable on or before August 3, 1949.

It is believed that the interval between the receipt of this letter and May 15, 1949, will allow you sufficient time to make any

13431

Mrs. Vera HUNTER

- 2 -

2nd April, 1949.

arrangements you consider necessary for resuming control (including collection of rents), and disposition of the property generally.

A copy of this letter, together with return envelope, is enclosed for your acknowledgment and return.

Yours truly,

F.O. Stears,
Director.

WJ:R
Encl.

.....1949.
(Address) (Date)

.....
(Sign here)

13431

April 20, 1949.

Mrs. Toyo NEBITA,
Reg. No. 11746,
P.O. Box 248,
Revelstoke, B.C.

Dear Madam:

Re: 5195 Royal Oak Avenue,
Burnaby, B.C.

We have your letter of the 13th instant acknowledging receipt of our letter of April 2nd. The arrangements which you made in regard to your property have not been disturbed during the period of your evacuation, and as stated in our previous letter, you will now be in a position to resume control.

The Enquiry which has been conducted by the Honourable Mr. Justice Henry Bird was confined to claims in regard to alleged losses resulting from the sale of property. As your property was not disposed of, the losses to which you refer would not fall within the terms of reference. Any loss of the type which you mentioned might, as you yourself indicate, have resulted from the Government policy of evacuation and in this connection there is no way in which this office can be helpful.

The termination of Mr. Greenlees' tenancy will need to conform with the usual requirements of the Rental Control Board, and if you are not able to come to a satisfactory arrangement with Mr. Greenlees, we would suggest that it might be desirable for you to place this matter in the hands of your solicitor.

Yours truly,

F.G. Shears,
Director.

FGS/GM

13431

21st May, 1949.

Mrs. Toyo MIGHTA,
Regn. No. 11746,
P.O. Box 248,
Revelstoke, B.C.

Dear Madam:

We wish to acknowledge receipt of your letter of the 10th May, and as requested enclose herewith Custodian cheque in the amount of \$92.00, covering 5 months' rent to end of May, 1949, at \$20.00 per month, less current water rates of \$8.00. Please acknowledge receipt.

Tax and water rates receipts must remain on our file for audit purposes, but may be seen at any time.

The Ohio Farmers Insurance Company Policy No. 7815 covering fire insurance on your dwelling and buildings to 13th May, 1950, will be forwarded to you as soon as it has been returned by the Insurance Company with endorsement attached thereto.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA
Encl. (cheque)

13431

May 25, 1949.

Blane, Fullerton & White Ltd.,
821 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

Lot 1, Block 2, S $\frac{1}{2}$ D.L. 74, Qp. 1,
N.W.D., in the Municipality of Burnaby, and being
5195 Royal Oak Avenue, Burnaby, B.C.

We are enclosing hereto Fire Insurance Policy
No. B.C. 7815 of the Ohio Farmers Insurance Company. The
Custodian is releasing the vesting in the above property,
and we would ask you to kindly sign the transfer to the
registered owner, Mrs. Toyo MIGHTA of Revelstoke, and return
to us at your earliest convenience.

Yours truly,

F.G. Shears,
Director.

FCS/CH
Encl.

13431

June 9, 1949.

Mrs. Toyo NIGITA,
P.O. Box 248,
Revelstoke, B.C.

Dear Madam:

Re: Lot 1, Block 2 of the South half of Lot 74,
5195 Royal Oak Avenue, Burnaby, B.C.

Further to our letter of May 21st, we now enclose
herein the Ohio Farmers Insurance Company Policy No. 7815 covering
fire insurance on your dwelling and buildings to May 13, 1950.

Yours truly,

F.G. Shears,
Director.

/GN
Encl.

SUMMARY of LIABILITIES

File No. 13431

June 17th, 1946

Re: Toyo NIGITA (Mrs. Nigita)
Reg. No. 11746

A claim dated April 21, 1942 was registered against the above Japanese person by the Vancouver General Hospital in the amount of \$146.40. The Vancouver General Hospital agreed to accept \$75.00 in full settlement of the above account and a cheque for this amount was requisitioned to them on June 8th, 1943 in accordance with Mrs. Nigita's wishes in a telegram to us dated June 6th, 1943.

On May 21, 1946 a claim for \$95.00 was filed by the Retail Credit Grantors' Bureau Limited on behalf of the Estate of Mr. F. P. Patterson but we informed this Bureau that this matter should be referred to Mrs. Nigita direct or to her solicitor, Mr. J. E. Baird.

No other claims appear on file against the above Japanese person.

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

E. Robertson

E. Robertson.