

13925

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

EVACUATION STATION
JAN 10 1944
Rec'd
FILE NO. 15725
J.M.C.
Referred

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: Tsurukichi, KUSANO

HOME ADDRESS: House #59 New Denver, B. C.

REGISTRATION NUMBER 01765 SEX: Male AGE: 39

OCCUPATION: Logger

(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: B.C. Security Commission

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tsuyo

ADDRESS OF WIFE OR HUSBAND: House #59 New Denver, B. C.

NAMES OF ANY LIVING CHILDREN: Kimiko and Kazuo

ADDRESS OF CHILDREN: House #59 New Denver, B. C.

AGE OF CHILDREN: 4 and 2 weeks respectively.

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

1. LOCATION AND DESCRIPTION:

2. BUILDINGS AND OTHER IMPROVEMENTS:

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

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION.

2. LANDLORD'S NAME AND ADDRESS.

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

4. STATE WHEREABOUTS OF LEASE.

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

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

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

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

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: *For Mr. TSURUKICHI KUSANO #01765*
Manufactures Life Insurance.

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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

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

Dated this *3rd* day of *Jan* 19*64*(Signature) X *J. Kusano*

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE July 13, 1943

Our File No. 13925

Full Name KUSANO, Tsurukichi
(Surname in Block Letters)

Registration No. 01765

Male - Female
(Check)

Age _____

Former Address 1607 W. 5th Ave., Vancouver, B. C.

1772 W. 4th Ave., Vancouver, B. C.

Date Evacuated Mar. 11/42

Naturalized - Canadian-Born - National
(Check)

Present Address New Denver, B. C.

22/2/47: Camp 76B, Pigeon Timber Co.,
Neepawa, Ont.

Married - Single
(Check)

Name of Wife Tsuyo #04643

Name of Husband _____

Name of Mother _____

Name of Father _____

Names of Children under 16 Kimiko - 2 yrs.

Requested by LF

Registered with Custodian
(Yes or No)

Additional Information Gardener. House & land at above address.

40

(THIS PROPERTY WAS ADMINISTERED BY INTERNEE SECTION)

REAL PROPERTY SUMMARY

JAPANESE NAMES: Matsu TAKEUCHI (In Japan) File No. Enemy 394.
Tsurukichi SONO (Kusano) Reg. No. 01765 File No. 13925

CATALOGUE NO: Private Sale.

PROPERTY ADDRESS: 1607 West 5th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 23, Block 249, District Lot 526, Group 1, New Westminster District, Plan 590.

TITLE: Registered in the names of Matsu Takeuchi and Tsurukichi Sono.

ENCUMBRANCES: Registered: Vesting Order filed No. 33977 dated 12th March 1943
Unregistered: No indication of any unregistered charges.

ASSESSED VALUE: Land \$ 360.00
Improvements 1300.00 - \$1660.00 Taxes - \$52.60

CLASSIFICATION: Three storey wood frame tenement building 25'x55', no plaster, on wood foundations, very old and dilapidated. At the back of the lot there is a small one storey building with two rooms with sink and water closet. Building is in poor condition. Both buildings situated on a 25' x 112' Lot. We quote from valuator's report of 28th May 1943, as to the general condition of the buildings.
"It is sublet in suites of a primitive description, some with sinks and some using sinks on the landings jointly with other tenants. There is one w.c. on each floor for general use. On the first floor there are two suites of three rooms rented at \$12. per month, each, including electric light; on the half landing, two rooms at \$9. per month, including light; on the second floor, one suite of three rooms at \$15. per month plus \$2. or \$3. extra for light and two small separate rooms which are vacant. On the third floor there are two suites of three rooms, one of which is rented at \$15., including light and we presume the other is rented for the same amount. Some of the suites are in poor condition and others have been cleaned up by the tenants."
"The building being in such bad condition and probably 40 years old lacking bathrooms, there is a possibility that the City Health Department would demand the installation of more plumbing in the event of an owner wishing to make extensive repairs to prolong the life of the building. Unless some rehabilitation is undertaken, the life of the building must be relatively short."
"D.W.Reeve."

HISTORY OF ADMINISTRATION: The above property was sold by Tsurukichi Sono before the outbreak of the war to Sewa Singh for \$750.00 but the Power of Attorney sent to Matsu Takeuchi, in Japan, was returned incorrectly signed and witnessed. Owing to the outbreak of war, these documents could not be corrected.

corrected.

- Page 2 -

File No. Enemy 394.
File Nos. 13925

The full purchase price, viz. \$750.00 having been held by H.M. Drost, solicitor for the purchaser, since August 27, 1941, was remitted to this office, less disbursements. In view of the fact that Messrs. Johnson, Reeve and Watson valued the property at \$1500.00, and in order to justify the sale price of \$750.00, Mr. Drost filed with this office invoices showing repairs and alterations subsequent to August 27th, 1941, and prior to the date of valuation made by the purchaser at a cost of \$851.50.

The Japanese, Sono, has indicated that he is satisfied with the \$750.00 price and the Advisory Committee on Japanese properties in Greater Vancouver, after a thorough perusal of our file, state in their letter of March 22nd, 1944, as follows:
"In view of the documents submitted, the Committee can see no reason why the sale in question should not be completed by the Custodian."

Thereupon the Transmission from Matsu Takeuchi and Tsurukichi Sono to the Custodian dated May 6th, 1944, and the Deed to the above described property from The Custodian to Sewa Singh dated May 6th, 1944, were registered in the Land Registry Office Vancouver, B.C. May 17th, 1944, under the No. 102887-L and 102888-L.

The sale price received, viz. \$750.00 was adjusted as follows:

	Dr.	Cr.
Sale of Property	\$ 750.00	
Less arrears of taxes \$209.05		
Legal expense 15.00	224.05	\$ 525.95
Registration Fees	2.50	
Valuation	10.00	
Transfer to Matsu Takeuchi	256.72	
Transfer to Tsurukichi Kusano	256.73	
	\$ 525.92	\$ 525.95

NOTE:

With reference to the Japanese known as Tsurukichi SONO formerly of 1607 West 5th Avenue, Vancouver, B.C., it was found that Tsurukichi Sono and Tsurukichi Kusano was one and the same person, see letter on file dated June 22nd, 1943.

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

May 29th, 1947.

D. A. Cramer

D. A. CRAMER.

DAC:10

* See Statutory Declaration
on file - signed by Kusano
under date November 26/47.
Funds released to him Dec. 6/47.

FIRE INSURANCE SUMMARY

File No. 13925

Tsurukichi KUSANO, #01765

July 4th, 1947

Re: 1607 W. 5th Avenue, Vancouver.
Lot 23, Blk. 249, D.L. 526.

The above property was sold by KUSANO in 1941 to Sewa Singh.
There is no evidence on file of any fire insurance in connection with
the above property having been handled by the Custodian when completing
the sale of this property in 1944.

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


E. Robertson.

SUMMARY of LIABILITIES

File No. 13925

July 10, 1946

Re: Tsurukichi KUSANO
Reg. No. 01765.

The file of the above Japanese person reveals no claims
against him.

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

E. Robertson
E. Robertson.

PERSONAL PROPERTY SUMMARY

File No. 13925

July 4th, 1947

Re: Tsurukichi KUSANO (Mr.)
Reg. No: 01765.

Specified
Articles:

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

Life
Insurance:

In his JP form which was not filed with the Custodian until January 3, 1944, Mr. Kusano declared "Manufacturers Life Insurance". No further mention is made on file in connection with life insurance with the exception of the Information Sheet supplied by the insurance company revealing that the number of the policy is 389,925 and the annual premium due December 21st amounts to \$80.80.

Accounts
Receivable:

Although not declared in his JP form correspondence on file reveals that Mr. Kanae Saegusa owed Kusano the sum of \$218.10, which amount was disputed and settlement finally made by mutual agreement between Saegusa and Kusano by the transfer of \$150.00 from Mr. Saegusa's account with the Custodian to the account of Mr. Kusano. (Requisition for transfer on file dated April 5, 1944).

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

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

E. Robertson
E. Robertson.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Tsurukichi Kusano

File No. 13925

Reg. No.

Company Manufactures Life Ins. Co.

Agency Vancouver

Policy No. 389,925

Premium - \$80.80

Payable: Annually, Semi-annually or monthly

Month December

Day 21

REMARKS:

✓ 13925; 3610;
901Q

February 9th, 1943.

✓
Mr. Tsurukichi KUSANO,
Registration No. 01765,
New Denver, B.C.

Dear Sir:

re: Kanae SAEGUSA

Our records indicate that Kanae SAEGUSA owes you \$218.10. Mrs. Kusano has stated that this is the amount and SAEGUSA admits the indebtedness. We submitted the claim to him and he replies as follows:

"The note held by Mr. KUSANO which amount the sum of \$218.10 was signed by me, and together when it was necessary to give him the note, I stated definitely in the note that after the war, when time is normal, we will discuss and find the best means to settle all accounts."

This is his answer and if correct there will be nothing more that we can do at present. However, please let us hear from you.

Yours truly,

A. McAlister,
Claims Department.

DE:DE
M

3
copies

File No. 3610, 9019;
13925

Island of Hawaii,
Registration No. 01765,
New Denver, B.C.

May 5, 1943.

Mr. A. McAlister.

506 Royal Bank Bldg.,
Hastings and Grenville
Vancouver B.C.

EVACUATION SECTION
Rec'd MAY 10 1943
File No. _____
Ans. _____
Referred <u>McAlister</u>

PRD

Dear Sir:

I have received your letter dated
Feb. the 9th but I regret that I did not
answer at once.

I appreciate your kindness in writing
me again.

In reply to your letter of April the 30th
I would like to settle this matter of \$218.10
with Hence Ferguson through the Treasurer.

3610

During the time I was working for Saegusa as gardener I have asked him many times for my wages but have been unable to receive it in full.

When I received notice to report for "Road Camp" I asked Saegusa again and asked for something to prove of his debt. He promised to write a note and also to give my wife a small amount each month.

I could not go for this note for I was busy making arrangements for my wife and child that I was leaving.

After I left for camp my wife went to Saegusa for her monthly payments but she received only a small amount and finally just before he left for the east she received a note from him.

2 the contents of which you know.

My wife did not read that note until she returned home and she was unable to see him again for he had left for the eastern province.

I have heard that Aeyura is working so if you could arrange to have him send me through you a small amount each month I will be very much obliged.

Normal times after the war seems very indefinite.

It will be very convenient if I could have even a small amount each month for there will be another child to support soon.

Hoping that you will be able to make an arrangement I am

yours truly,

J. K. K. K.
+ 13925

3610; 13925;
9019

May 11th, 1943.

Mr. Kanne SARGUSA,
Registration No. 08514,
c/o Dr. E.B. Potts,
St. Thomas, Ont.

Dear Sir:

re: Taurokichi KUSANO - \$218.10

We are enclosing to you herewith copy of
a letter of the 5th inst. just received from KUSANO
for your information and such action as you may de-
cide.

His address is:

Registration No. 01765,
New Denver, B.C.

You may contact him and arrange some settlement.

As there does not seem to be anything
further that we can do we are, accordingly, taking
no further action on this claim.

Yours truly,

A. McAlister,
Claims Department.

BRD:DE

Encl.

3610; 13925;
9019

May 11th, 1943.

Mr. Tsurukichi KUSANO,
Registration No. 01765,
New Denver, B.C.

Dear Sir:

re: Kanae SAEGUSA - \$218.10

We wish to acknowledge receipt of yours of the 5th inst. regarding the above claim, and to thank you for same. We have forwarded a copy of your letter to SAEGUSA for his information, and such action as he may decide upon. We have given him your address, and you will perhaps be hearing from him.

His address is:

Registration No. 08514,
c/o Dr. E.B. Potts,
St. Thomas, Ont.

should you wish to contact him.

Under the circumstances it does not appear that there is anything further that we can do toward effecting collection, and accordingly, we shall leave the claim to be settled between yourselves, and shall take no further action in the matter.

Yours truly,

A. McAlister,
Claims Department.

BRD:DE


394.
Legal Dept.

May 20th, 1943.

Attention - Mr. Reeve

Messrs. Johnson, Reeve & Watson,
602 West Hastings Street,
VANCOUVER, B.C.

Re: Matsu TAKEUCHI (In Japan)

Dear Sirs:

Will you kindly make a valuation of the property described as Lot 23, Block 249, D.L. 526, known as 1607 West 5th Avenue.

This property is jointly owned by Matsu TAKEUCHI, a resident of Japan, and Tsurukichi SONO, an evacuated Japanese. Shortly before the commencement of the war a sale of this property was made to Sewa Singh at a price of \$750.00. The documents covering the sale were sent to Japan for signature but could not be returned owing to the war.

Our object in obtaining this valuation is so that we may decide whether to complete the above sale or not.

The purchaser, Sewa Singh, is at present occupying these premises.

Yours truly,

K.W. WRIGHT,
Counsel to the Custodian.

GHP:HW.

394 (Int)
~~10041~~ (Exec)
Legal Dept.

912 Royal Bank Building,
Vancouver, B.C.
July 18, 1943

Teyukichi Sone,
New Denver, B. C.

Re: 1607 West Fifth Avenue

Dear Sir:

We are writing you in connection with the uncompleted sale to Sewa Singh of the property known as 1607 West Fifth Avenue owned jointly by you and your sister, Mrs. Matsu Takeuchi.

We are informed by Mr. H.M. Drost that a sale of this property subject to your obtaining your sister's signature on the necessary documents was made to Sewa Singh at a full price of \$750.00. We understand that you were unable to obtain the return of the documents covering the sale from your sister on account of the outbreak of war. Mr. Drost has asked us to complete the transaction on behalf of your sister, but in view of the valuation of \$1500.00 of the property on our file, we do not feel justified in completing the sale at this time.

Will you kindly write to us stating the reasons for the sale at a price of \$750.00. Was the condition of the property at the time the transaction was agreed to by you, so poor that a price of \$750.00 was warranted? Please reply to this letter as soon as possible, stating fully the reasons you had for the sale of this property.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CEP/JT

76

394 (Int)
~~13941 (Evac)~~ 13925
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 4, 1943

Mr. Teyrukichi Kusano,
New Denver, B. C.

Re: 1607 West Fifth Avenue

Dear Sir:

We are writing you in connection with the uncompleted sale to Sewa Singh of the property known as 1607 West Fifth Avenue, owned jointly by you and your sister, Mrs. Matsui Takeuchi.

We are informed by Mr. H. M. Drost that a sale of this property, subject to your obtaining your sister's signature on the necessary documents, was made to Sewa Singh at a full price of \$750.00. We understand that you were unable to obtain the return of the documents covering the sale from your sister on account of the outbreak of war. Mr. Drost has asked us to complete the transaction on behalf of your sister, but in view of the valuation of \$1500.00 of the property on our file, we do not feel justified in completing the sale at this time.

Will you kindly write to us stating the reasons for the sale at a price of \$750.00. Was the condition of the property at the time the transaction was agreed to by you, so poor that a price of \$750.00 was warranted? Please reply to this letter as soon as possible, stating fully the reasons you had for the sale of this property.

Yours truly,

E. W. WRIGHT
COUNSEL TO THE CUSTOMER

CHP/JF

C
O
P
Y

Your File No. 394 (Int)
13241 (Eaac)
Legal Department

New Denver, B. C.
August 20th, 1943

Department of the Secretary of State,
912 Royal Bank Building,
Vancouver, B. C.

Dear Sir: Attention: Mr. K. W. Wright

I am in receipt of your letter of August 4th, 1943,
for which please accept my thanks.

The price sold on this property mentioned, 1607 West
Fifth Avenue, was completely to my satisfaction. The house
itself was not in perfect shape as it may be expected and the
purchaser Sewa Singh was very anxious to start in with repairs
as soon as the Title papers will be in order.

The main reason for selling this property for the
price of \$750.00 was because Sewa Singh was able to pay cash
for his purchase.

I hope the above reasons will fulfill your inquiry.

Sincerely yours,

"Tsurukichi KUSANO"

H. M. DROST

Barrister and Solicitor

201 INNS OF COURT, 678 HOWE STREET
VANCOUVER, CANADA

September 18th, 1943.

Custodian's Office,
912 Royal Bank Building,
City.

Attention Legal Dept.

Dear Sirs:

Re: 1807 W. 5th Ave., Vancouver, Sewa Singh
and Sono & Takeuchi - Your file #394-13925 -
My file #3923(19).

In reply to your letter of the 15th instant, this property was sold to my client by the above two Japanese on August 27th, 1941. Sono acted as agent for his sister, Mrs. M. Takeuchi. He delivered the Certificates of Title to my client and was in every way a bona fide sale. The property was in a bad state of repair and taxes and water rates were considerably in arrears. My client paid up the arrears. The fact that the Power of Attorney was signed by Mrs. Takeuchi and returned to Sono indicates that he was properly authorized to make the sale. Full particulars of the sale were given to her in my letter of August 26th, 1941 to her.

Mr. client advises me that when he purchased this property it was occupied by the Sono family, that he subsequently converted it into small suites and expended a considerable amount in repairs, alterations and improvements. I know personally that he had to practically rewire the house under order of the City Electrical Department. He has also suffered a fire loss in the meantime and has had to either rebuild or repair a chimney and make other repairs which were not covered by insurance.

I think that my client paid a proper price for the property considering the condition it was in, and the fact that Takeuchi was on the point of losing the property for unpaid taxes, and Sewa Singh certainly does not intend to pay any further amount other than the balance stated in my letter of May 5th, 1943 to you. When I forwarded the several documents to you for inspection I was under the impression, as I think you were, that you could arrange to give title for the sister, the balance

Custodian's Office

September 18th, 1943.

of \$525.95 to be paid over to you. If this cannot be arranged without any further delay will you please return to me the documents which I enclosed with the letter referred to. As the Power of Attorney was actually signed by the sister I will apply to have it accepted by the Land Registry Office under the circumstances.

Yours truly,

H. M. DROST,



HMD:KS

3/23/11 13925;
11990.

December 12nd, 1943.

Mr. Kanoo SAKUSA,
Registration No. 08514,
C/o Dr. E. B. Potts,
St. Thomas, Ontario.

Dear Sir:

With reference to the correspondence we have had with you in connection with claims registered against you, as you are aware these are as follows:

McLellan & McCarter Ltd.	\$ 28.08
Highland Sand & Gravel Co. Ltd.	26.88
Kerrisdale Lumber Co. Ltd.	22.67
Tsurumichi KUSANO	218.10
Takamura IDA	200.00

→ sum 4150

We are being pressed for payment of the first three claims and as you have admitted that these are in order we propose to settle same without further delay. Respecting the claims of T. Kusano and T. Ida, as you are aware these parties do not agree that these debts should be settled after the war, and if we are able to get them to accept \$150.00/\$160.00 each in full settlement of their claims we propose to pay same as we have now sufficient funds on hand to your credit to make such payments, and in addition pay the first three claims mentioned. If we can settle on the lines indicated we shall do so, and shall be glad if you will confirm this by return. A stamped addressed envelope is enclosed to facilitate your early reply.

Yours truly,

P. Douet,
Administration Department.

PD/ER

P.S.- In any event, if we do not hear from you by January 1944, we shall settle on the lines indicated if the Japanese agree to the sums we have suggested.

P

3610, 3619,
13925

December 22nd, 1943.

Mr. Tsurukichi KUGASO,
Registration No. 01765,
New Denver, E. C.

Dear Sir: Re: Kameo SAKURAI - \$218.10

With reference to the correspondence we have had with you regarding the debt of \$218.10 owing to you by the above, will you please advise us by return if you have received any payments on account from K. Saegusa. If so, please advise the amounts and the balance still owing to you.

If anything has been paid to you and the debt still remains at \$218.10, will you please let us know if you would be willing to accept, say, \$160.00 in full settlement of the debt as it is possible we may be in a position to make such a settlement in the not distant future.

In order to facilitate your prompt reply a stamped addressed envelope is enclosed. When replying please refer to both file numbers, namely 3610 and 13925.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc.

3610 & 13925

January 24th, 1944.

URGENT

Mr. Tsurukichi KUSANO,
Registration No. 01765,
New Denver, B. C.

Dear Sir: Re: Kanae SAEGUSA - \$218.10

On December 22nd, 1943 we wrote you regarding a debt of \$218.10 owing to you by the above and we requested you to advise us if you had received any payments on account from K. Saegusa. Although we sent you a stamped addressed envelope to facilitate your reply, we regret you have not answered our letter and we must ask you to do so by return as we are at the point where we may be in a position to clear up the claims against Saegusa.

It is important that we know the exact amount owing to you, but in any event if the amount is still \$218.10 as it may be possible for us to make an arrangement to settle all claims against Saegusa, less 10 per cent of the accounts owing, please advise if you would be willing to accept settlement on this basis. This would mean that you would receive approximately \$195.00.

When replying to this letter, please give our file numbers 3610 and 13925.

Yours truly,

P. Douat,
Administration Department.

PD/ER

394
13925 (Evac)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
January 28th, 1944

H. S. Durkee, Esq.,
Executive Assistant to the
Advisory Committee on Japanese
Properties in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B. C.

Re: Lot 23, Block 249, D.L. 526,
1607 West Fifth Avenue -
Title - Matsu TAKEUCHI (In Japan)
and Tsurukichi SANO (KUSANO) - Evacuees

Dear Mr. Durkee:

The above property was sold at a price of \$750.00, to
Sewa Singh by the Evacuee prior to the war, but the Power of At-
torney sent to Matsu TAKEUCHI, in Japan, was returned incorrectly
signed and witnessed. Owing to the outbreak of the war, correction
of the documents could not be made.

Mr. H. M. Drost, Barrister, is holding the net sale
price, and the purchaser, Sewa Singh, has been in possession since
August 7th, 1941.

Please advise us if you consider this sale should be
completed by the Custodian.

We attach Files Nos. 394 (Internee) and 13925 (Evacuee),
for your information.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GW/JF
Attach.

File No - 3610413925

Registration No. 01765,

San Antonio, B.C.,

February 1, 1944.

EVACUATION SECTION	
Rec'd	EEB 7 1944
File No.	3610413925
Ans.	
Referred	Do not

Dear Sir,

I received your letters of December 22nd and January 24th.

You request in both your letters if I received any payments on account from Mr. K. Sargusa. I have not received any sum yet. Mr. Sargusa gave me a note which states that he will pay me the full amount after the war. But if you care to collect the sum, \$218.10 less 10 percent which leaves me approximately \$195.00, we would appreciate your assistance in claiming the said sum.

Yours very truly,

J. Lasso

~~3020, 12590,~~
13925

February 8th, 1944.

Mr. Kanoo SAKUGUSA,
Registration No. 08514,
C/o Dr. E. B. Potts,
St. Thomas, Ontario.

Dear Sir:

With reference to our letter of January 24th we would now advise you that we have heard from Takamura IDA that he is willing to accept \$162.00 in full settlement of the amount you owe him, namely \$180.00—this is a reduction of ten per cent for prompt payment.

We have also heard from Tsurukichi KUSANO to whom you owe \$218.10, and he also will accept a reduction of ten per cent if this account is settled promptly.

The other three creditors mentioned in our letter of December 2nd will, we have little doubt, be willing to accept a ten per cent reduction for prompt payment and we must ask you, therefore, to let us know by return that you are willing to settle all these accounts on the lines indicated.

Yours truly,

P. Doust,
Administration Department.

PD/ER

Asst. Mgr.

C C
O O
P P
Y

New Denver, B. C.
March 2nd, 1944.

TO WHOM IT MAY CONCERN:

I, Tsurukichi KUSANO, Reg. No. 01765, do solemnly declare that I was appointed by Matsu TAKEUCHI to act in his behalf on the property known as Lot 23, Block 249, D. L. 526, Group 1, NWD, and also known as 1607 West Fifth Avenue, Vancouver, B. C., while he was absent in Japan.

I, Tsurukichi KUSANO, Reg. No. 01765, make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act".

DECLARED before me at New Denver, this)
7th day of March, 1944.)

"T. W. Loughheed" (signed)

"Tsurukichi KUSANO" (signed)

A Commissioner for taking Affidavits
within the Province of British Columbia.

~~3410-2~~
13925 ←

Please file

March 7th, 1944.

Mr. Tsurukichi KUSANO,
Registration No. 01765,
New Denver, B. C.

Dear Sir: Re: Kanae SAEGUSA - #08514.

We are in receipt of your letter of the 1st instant and note that you now advise that the amount owing to you by the above is \$188.10 and not \$218.10.

You appear to have misunderstood our letter of February 18th. We are fully aware that the amount owing to you is not \$150.00, but with a view to getting this debt settled without further delay we passed on to you the offer made by Kanae Saegusa, namely that you accept \$150.00 in full settlement, as other debtors are accepting lesser amounts than those owing.

If you will agree to this suggestion and will return to this office a copy of the letter sent you on February 18th, duly signed, we will then give the matter our prompt attention, but in the meantime we would inform you that we are receiving further claims against Mr. Saegusa and if these claims are correct we may not be able to settle your claim as promptly as we had hoped.

Yours truly,

P. Douet,
Administration Department

PD/ER

EVACUEE FILE NO. 13925

394
13925 (Bmal)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
March 7th, 1944

The B. C. Security Commission,
Dick Building,
560 Homer Street,
Vancouver, B. C.

Attention: Supervisor at New Denver

Re: Tsurukichi KUBANO, Reg. No. 01765, and
Lot 23, Block 249, D.L. 526, Group 1, N.W.D.,
known as 1607 West Fifth Avenue, Vancouver

Gentlemen:

On February 1st last we wrote you as follows:

"The above noted property was jointly owned by Tsurukichi KUBANO and Matsuo TAKAGUCHI, a resident of Japan.

Before the outbreak of the war, the sale of this property was arranged by KUBANO to one, Sewa Singh, and the documents to complete the sale were forwarded to Matsuo TAKAGUCHI. Upon the documents being returned from Japan, it was found that they were incorrectly executed, and the outbreak of war prevented transmission of correctly executed documents from that country.

We would now like to have from KUBANO an Affidavit or any other evidence that he may hold, that he had definite authority to act for Matsuo TAKAGUCHI in this sale, and we would be pleased if you would have him make the necessary Affidavit".

We would be pleased to have your report on what you have been able to do in this matter.

Thanking you for your co-operation, we remain,

Yours truly,

E. W. NRIGHT
COUNSEL TO THE CUSTODIAN

CHP/JY

394
13925 (Evac)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
March 17th, 1944

M. S. Durkee, Esq.,
Executive Assistant to the Advisory
Committee on Japanese Properties
in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B. C.

Re: 1607 West Fifth Avenue and
Matsu TAKEUCHI (In Japan) and
Tsurukichi SONO (KUSANO) Evacuee

Dear Mr. Durkee:

With reference to your letter of January 21st last, we beg to advise you that we wrote to Tsurukichi SONO asking for an Affidavit and any other evidence of his authority to act for Matsu TAKEUCHI, as suggested in your letter, and with the assistance of the B. C. Security Commission, we have received reply, enclosing the attached Affidavit.

In view of the above, we would be pleased to have the Committee's decision in regard to the sale of the above noted property as set out in our letter of January 28th last.

We attach herewith our Files Nos. 394 and 13925, and would request that the Affidavit be returned to us with your reply.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GWP/JF
Attachs.

394
(13925 (Dvac))
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
March 23rd, 1944

H. M. Drost, Esq.,
676 Howe Street,
Vancouver, B. C.

Re: Lot 23, Block 249, D.L. 526, Group 1,
NEED. Plan 520. known as 1507 West 5th Avenue

Dear Sir:

We have submitted the matter of the sale of the above noted property, as set out in your letter of May 5th, 1943, to the Advisory Committee on Japanese Properties in Greater Vancouver, and they have informed us that they see no reason why the sale to Sewa Singh should not be completed.

However, before submitting the matter to the Custodian in Ottawa for his consideration, we wish to produce, for his inspection, the original signed documents covering the sale, which are in your possession. If you will kindly let us have these documents, we will be pleased to submit the matter to the Custodian for his decision.

We presume that your client has paid the Taxes on the property since he has been in possession, but if he has not done so, he will have to pay them to December 31st, 1943, before transfer of title can be made.

Before this transaction is completed, we will require a detailed Statement of Adjustments as at the date of sale.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

ONE/JT

394
113925 (Evag)
Legal Department

509 Royal Bank Bldg.,
Vancouver, B. C.
May 10th, 1944

H. M. Drost, Esq.,
678 Howe Street,
Vancouver, B. C.

Re: Lot 23, Block 249, D.L. 526, Group 1,
NWD, Plan 590, known as 1607 West
Fifth Avenue, Vancouver, B. C.

Dear Sir:

We beg to advise you that we now have the Deed of Land in favour of your client, Sewa Singh, duly executed by the Deputy Custodian, and before we can proceed with registration we would ask you to obtain from your client and forward to us, 'Identification Form to be used when Applicant is a Hindu'.

We would also ask you to obtain from your client and remit to us the sum of \$5.50 to cover the registration of the Deed.

We are today writing the City Tax Department requesting a Certificate of Taxes for registration purposes.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/JF

13925 &
Int. 394

June 16th, 1944.

Mr. Tsurukichi KUSANO,
Regn. No. 01765,
New Denver, B. C.

Dear Sir: Re: 1627 West 5th Avenue

We are informed by our Internec Department that the above property owned by you and Matsui TAKESU-CHI, now in Japan, and which was sold prior to the war, has finally been completed.

You have been credited with a sum of \$525.95, being one-half the proceeds of the sale, details of which are as follows:

	Dr.	Cr.
Sale of Joint Property.....	\$750.00	
Less arrears of taxes		
to date of sale \$209.05		
Legal expense <u>15.00</u>	<u>224.05</u>	\$525.95
Registration Fees 2.50		
Valuation 10.00		
Transfer to Matsui Takesuchi 256.73		
Transfer to Tsurukichi Kusano <u>256.73</u>		
	<u>\$525.95</u>	<u>\$525.95</u>

These funds are available to you in the usual manner, subject to agreement by the B. C. Security Commission. Please advise us by return if you have any outstanding debts against you.

Yours truly,

P. Douet,
Administration Department.

✓ PD/ER
Cc to B. C. Security Commission.

New Denver, B.C.,
July 9, 1944.

Office of the Custodian,
Japanese Evacuation Sect.

Vancouver B.C. *at Val*

P 256-73

EVACUATION	
Rec'd	JUL 13 1944
File No.	13925
Ans.	
Referred	<i>Down</i>

Dear Sirs;

Re: 1607 West 5th Avenue

In reply to your letter of June 16, 1944, I
would like to advise you that I have no debt whatsoever
against me.

I would appreciate very much, if you would
send me the sum credited to me immediately.

In your statement I do not understand
the following:

Registration Fee - - - \$2.50 -

Valuation \$10.00 -

Please explain the above to me.

Yours truly,

Isurukichi Kusano

Reg. No. 01765.

Dominion of Canada

Province of

To Wit:

In the Matter of

Certificate of Title No. 29429 K. Indefeasible covering an undivided half ($\frac{1}{2}$) interest in Lot 23, Block 249, District Lot 526, Group 1, New Westminster District, Plan 590, in the names of Matsui Takeuchi and Tsurukichi Sono.

I, Tsurukichi KUSANO, Registration No. 01765 of the Pigeon Timber Company,
of NEYS in the Province of Ontario

Do Solemnly Declare that

1. I am the person described as Tsurukichi Sono on Certificate of Title No. 29429K. Indefeasible covering an undivided ($\frac{1}{2}$) interest in Lot 23, Block 249, District Lot 526, Group 1, New Westminster District, Plan 590.
2. I, Tsurukichi KUSANO, Japanese Registration Number 01765, and Tsurukichi SONO are one and the same person.

And I make this solemn Declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at *Fairview*

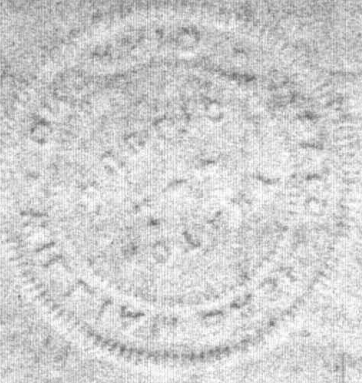
in the Province of *Quebec*

this *26th* day of

November A.D., 19 *47*

Tsurukichi Kusano

[Signature]
Notary Public in and for the Province of *Quebec*



19

Dated

In the Matter of

Statutory Declaration

THE FARGO NEWS STATIONERS LTD.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at the City of London, this 1st day of January, 1919.

By the undersigned, the Secretary of the said Stationers' Company, in and to the said Declaration.

Tsurukichi KUSANO

File No. 13925
Reg. No. 01765

	<u>DATE</u>	<u>PARTICULARS</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
1944	April 10	Settlement of debt - Kanuo Saegusa		\$ 150.00	
	May 17	Certificate of Encumbrance	\$ 1.00		
	June 9	Transfer of one-half share of proceeds of sale of 1607 W. 5th Avenue from joint account of Matsui Takeuchi and Tsurukichi Kusano to single account in name of Tsurukichi Kusano		256.73	
			<u>\$ 1.00</u>	<u>\$ 406.73</u>	
					<u><u>\$405.73 CR</u></u>

/s/
December 6, 1947.

13925

REGISTERED MAIL

December 6th, 1947.

Mr. Tsurukichi KUSANO,
Reg. No. 01765,
Camp 72,
Pigeon Timber Company,
Reys, Ontario.

Dear Sir:

We have just received from you the Statutory Declaration forwarded to you with our letter of July 21st, 1947, which has been duly completed before a Notary Public in and for the Province of British Columbia. We now enclose Custodian cheque in the sum of \$405.73, representing your entire credit with this office and being funds derived from sale of real property and repayment of a debt.

Details of the sale of the real property known as 1607 West 5th Avenue, Vancouver, were given to you in a letter dated June 16th, 1944 and a statement of your general account is now enclosed, showing a credit balance of \$405.73, the amount of the enclosed cheque.

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

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc. - Custodian cheque \$405.73
- Return Envelope
- Statement of Account.